CITY OF GREENSBURG
REGULAR CITY COUNCIL MEETING
300 SOUTH MAIN GREENSBURG, KANSAS
MONDAY, MARCH 5, 2018
6:00 PM

A) CALL TO ORDER

B) PLEDGE OF ALLEGIANCE AND INVOCATION

C) ROLL CALL & APPROVAL OF THE AGENDA

D) CITIZEN COMMENTS
   All comments are limited to a maximum of three minutes for each speaker. In accordance with the Open Meetings Act, City Council members may not discuss or take action on any item that is not on the Agenda.

E) CONSENT AGENDA
   These items are routine and enacted by one motion. There will be no separate discussion of these items unless a Council member so requests. Any consent agenda item can be removed and placed on the agenda as an item of business.
   1. Approval of Minutes
      a. Regular Meeting – February 19, 2018
   2. Appropriation Ordinance
      a. Ordinance #1119

F) ITEMS OF BUSINESS
   1. Big Kansas Road Trip- Stacy Barnes
   3. 903 N Sycamore – Abatement

G) CITY ATTORNEY’S REPORT

H) CITY ADMINISTRATOR’S REPORT

I) GOVERNING BODY COMMENTS

J) ADJOURNMENT

NOTICE: SUBJECT TO REVISIONS

It is possible that sometime between 5:30 and 6:00 pm immediately prior to this meeting, during breaks, and directly after the meeting, a majority of the Governing Body may be present in the council chambers or lobby of City Hall. No one is excluded from these areas during those times.

To be placed on future agendas please contact City Administrator Kyler Ludwig at administrator@greensburgks.org or call City Offices at 620-723-2751.
A) CALL TO ORDER
Mayor Robert Dixson called the February 19, 2018 meeting to order at 6:00 p.m.

B) PLEDGE OF ALLEGIANCE & INVOCATION
The Pledge of Allegiance was said, and the invocation was given by Pastor Terry Mayhew.

C) ROLL CALL & APPROVAL OF THE AGENDA
Council Present: Haley Kern, Mark Trummel, Sandy Jungemann, and Pam Reves. Matt Christenson was absent. Reves made a motion to approve the agenda as presented. Kern seconded. Motion passed 4-0.

D) CITIZEN COMMENTS
Jeff Blackburn requested that Council continue to limit the sale of beer and liquor to current sales. He feels that the community is trying to promote young families and that extended sales do not support that focus. Blackburn pointed out that only one business requested additional sales, and that the request was for holidays only. Because of State Law, approving holidays opens the door for Sunday sales. As a minister, Blackburn spends time helping families cope with the fallouts of excessive consumption. He feels that Sunday sales are offensive to the Christian community.

E) CONSENT AGENDA
Jungemann made a motion, seconded by Reves, to approve the Consent Agenda as presented. The motion passed 4-0.

F) ITEMS OF BUSINESS
1. Cereal Malt Beverage & Liquor Expanded Hours and Days
At the previous Council meeting, members of the governing body expressed interest in having staff review the process of extending hours and days of alcohol sales. City Administrator Kyler Ludwig has had at least one local business express interest in selling alcohol on holidays (Memorial Day and Independence Day.) Ludwig has discovered that the corporate division of Dillons has historically been supportive of extending the days and hours of alcohol sales in other communities. They prefer customers have the right to choose. Additional research on state statutes verified that with holiday sales Council would also have to allow Sunday sales until 8 p.m. There is an Attorney General’s opinion that some additional regulations can be set on Sunday Sales, but the restrictions must be applied to both malt beverage and alcoholic liquor sales.

Should Council choose to extend sales, an ordinance must be published twice and cannot take effect for at least 60 days after the first publication. A petition signed by at least 5% of the number of voters that voted in the last presidential election can request the extension of days and hours to go to a vote. In Greensburg, there were 337 voters in the 2016 election. A petition would require 17 signatures. If a petition is filed, the governing body must call for a special election within 45 days or if a citywide general/primary election is within 90 days the council can add the question to that election. The next citywide primary is scheduled for August 7th. Ludwig offered to work with those in opposition to create a legal petition, if Council passes an ordinance. Dixson pointed out that Pastor Terry Mayhew had submitted a letter protesting extended sales. The letter was included in the meeting packet.

Jungemann, Reves, Trummel and Dixson expressed opposition to extended sales because of the requirement to include Sunday sales. They feel that Sunday is sacred. Trummel questioned why there was a push to change the current ordinance. Dixson stated that several years ago, the State Legislature made it up to the community if they want to allow extended sales. Kern reminded everyone that only one business has shown interest in selling 2 additional days, but that approval would open the door for Sunday sales,
which she was not in favor of. Trummel asked if a petition could be signed to request sales be extended, if Council did not pass an Ordinance. Ludwig believes that is the case. The consensus was to not expand liquor sales by Ordinance.

2. **Recess: Land Bank – 503 S. Sycamore – Property Donation**

Dixson recessed the Council at 6:15 p.m. and convened them as the Land Bank. 503 S. Sycamore was discussed at the previous meeting. The current owner agreed to pay $1,500 for property clean-up. Staff understands that the owner has mailed $1,000 and will send $500 with the signed deed. Reves made a motion, seconded by Jungemann, to accept the property into the Land Bank for the cost of clean-up. The motion passed 4-0.

Dixson adjourned the Land Bank at 6:17 p.m.

3. **Community Plan Discussion**

Council convened open session at 6:17 p.m. Ludwig reported that he had reached out to Marci Penner, per the Council’s request, regarding facilitation of a community plan discussion. Penner is willing to facilitate, but has never done a community plan before. She plans to submit a proposal for facilitation only, with no summary report, for an approximate cost of $1,000.

Kern reported that she had proposed helping with a community plan discussion to Power Up. There was a small group at their regular 3rd Thursday meeting, but those present felt it was a good idea to have someone other than the city begin the conversation. Kern asked that members each provide 5-10 names of people they would specifically like to invite to take part in the conversation. Ludwig pointed out that Power Up does not have funds to facilitate a meeting, so if the Council would like to utilize the group, it would be a partnership, with the City providing necessary funds. Kern voiced that she sees Penner as a creative thinker, who would assist the group in thinking outside of the box.

Ludwig clarified that the WSU proposal was not to create a community plan. They would summarize the information they would gather from the community and facilitate a conversation.

Kern stated that her original thought regarding a meeting was that it would be an open meeting, similar to what was done in the planning meetings following the 2007 disaster, where those attending were allowed to write ideas on sticky notes and attach them to a poster board. At the end, all ideas would be brought together and summarized. Kern announced that the next Power Up meeting would be March 15th. All are welcome, as there are no age restrictions on the group.

Jungemann reported that the group of stakeholders that she had mentioned at the previous meeting was looking to purchase property and construct rentals that would be available for lower rent. They were not meeting to discuss an updated community plan.

The consensus of the Council was to have Power Ups and Marci Penner facilitate a community plan discussion. Kern encouraged Council to submit suggestion of those to invite to the conversation as well.

4. **Tesla Charging Stations – Big Well**

Ludwig provided an update to the proposed Tesla Charging Station mentioned at a previous meeting. Tesla has offered to pay for the installation of 4 Tesla stations and 1 universal charging station at the Big Well. The infrastructure would be owned by the City, Tesla would perform all necessary maintenance, and there is no contract agreement for this program. Should the City desire, they can remove the stations at any time. Council was asked to authorize the placement of the stations at the Big Well and to pay for the electricity used. The cost to charge a car is approximately $1/hour and would last 4-6 hours. A Tesla will run approximately 250 miles/charge.
Voicing her excitement over the potential this opportunity brings, Kern made a motion to approve the use of the Big Well and the City paying for any electricity used during chargings. Reves seconded. Dixson asked where the stations would be located and was told that it would be at the far end of the parking lot. The motion passed 4-0.

5. Pool Park Design Discussion
Ludwig provided a photo of the original swimming pool park design, as well as a photo of the current development. Staff would like to know what Council would like to see developed in the remainder of the park. As part of the development, Staff would like to see concrete added around the fencing of the pool, sidewalks, and an irrigation system added to the park, as well as unique play spaces for families. Staff reached out last year, during development discussions, to the company that designed the pavilion at the Big Well and received a quote for a 30’, square, pavilion. The quote at the time for an unassembled pavilion was $23,244. In addition to concrete work, which was not included in the bid, the Big Well pavilion has some masonry done on the poles. In considering funding options available, Ludwig stated that $206,000 of city funds are still needed to get the new airport to a paved runway. He requested design ideas from the Council. Discussion was had on re-engaging the Davis Park Relocation Committee and deciding on an amount Council would like to spend.

Dixson recommended developing a plan that is not too constrictive and applying for a grant that would provide matching funds. Reves suggested a play ground area and a pavilion. Dixson stressed creating a “family” atmosphere. Kern and Jungemann suggested starting with a pavilion this year and then moving toward a play ground in the future. Kern suggested that the development could be part to the community plan discussion.

Jungemann made a motion, seconded by Reves, to move forward with construction of a pavilion. The motion passed 4-0.

G) CITY ATTORNEY’S REPORT
City Attorney Clayton Kerbs was not present at the meeting.

H) CITY ADMINISTRATOR’S REPORT
Q Energy Credits 2017- The City received green energy credits for our 2017 usage (10.935 MW). These credits offset the usage for all of our utility customers.

Community Clean-up- May 19th has been set as the community clean-up day. Nisly will be collecting bulk trash at the curb.

Triple Eclipse- Judi Kirk has sent back a section of the Triple Eclipse kinetic art sculpture, located in Starlight Park, for repairs. She also informed Staff on Friday that they are going to be replacing the wood tops of the current benches and that limestone slates were being purchased to be placed as benches on the property.

Greensburg Electric Commercial- Ludwig is working with the Kiowa County Media Center to produce a commercial for the electric department. This is in an effort to raise awareness of the impacts of public power on our community.

Property Abatement- The deadline set by council for bringing the structure located at 903 N. Sycamore into compliance with City Code is on February 28th. Minimal work has been done on the structure since it was last discussed before the City Council. Staff anticipates this property will be on the upcoming agenda for council review. Ludwig will be reaching out to City Attorney Clayton Kerbs to be in attendance at the meeting, as staff will be recommending a full abatement of the structure.

Airport- It is likely that RJA will be requesting additional time to complete the airport project. Because of the cold weather, they have been delayed and unable to work on the embankment for 23 of the 90 days given to them for the project. The extension should fit
within the project budget, though there will be some increase in costs to pay the on-site inspector. Council was asked to communicate with Ludwig any concerns about approving a project extension.

Out of the Office- Ludwig will be driving to Utah on March 8th for his sister’s wedding. He plans on returning to work on the 13th. The KPP Board will be having their monthly meeting on the afternoon of March 15th and a strategic planning session all day on the 16th. Ludwig will be attending both days.

I) GOVERNING BODY COMMENTS
Trummel mentioned that Shawn Cannon is on his way back to town with a load of lime stone to be placed in the Starlight Park as benches.

J) EXECUTIVE SESSION
Kern made a motion to go into executive session for 5 minutes, until 7:15 p.m., to discuss an individual employee’s performance pursuant to the non-elected personnel matter exception, K.S.A. 75-4319(b)(1). Jungemann seconded and the motion passed 4-0.

K) ADJOURNMENT
Council returned to open session at 7:15 p.m. and Dixson declared the meeting adjourned.

_______________________________   ________________________________
Robert A. Dixson, Mayor     Christy Pyatt, City Clerk
## APPROPRIATION ORD. 1119

### 03.05.18

<table>
<thead>
<tr>
<th>CHECK #</th>
<th>VENDOR</th>
<th>REFERENCE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRE-PAID</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>26325</td>
<td>AT&amp;T</td>
<td>PHONE &amp; INTERNET</td>
<td>$ 508.93</td>
</tr>
<tr>
<td>26326</td>
<td>CITY OF GREENSBURG</td>
<td>FINAL UT BILL FROM DEPOSIT</td>
<td>$ 211.11</td>
</tr>
<tr>
<td>26327</td>
<td>JAMES LAW FIRM PPLC</td>
<td>DEP. REFUND POST FINAL UT BILL</td>
<td>$ 129.78</td>
</tr>
<tr>
<td></td>
<td><em><strong><strong>PRE-PAID TOTAL</strong></strong></em></td>
<td></td>
<td>$ 849.82</td>
</tr>
<tr>
<td>PAID</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>26328</td>
<td>ALLIANCE AG &amp; GRAIN LLC</td>
<td>PEST CONTROL PELLETS</td>
<td>$ 72.24</td>
</tr>
<tr>
<td>26329</td>
<td>AT&amp;T</td>
<td>ACCT:287024877277</td>
<td>$ 277.16</td>
</tr>
<tr>
<td>26330</td>
<td>BUILDING CONTROLS AND SERVICES</td>
<td>WORK @ CITY HALL</td>
<td>$ 1,507.00</td>
</tr>
<tr>
<td>26331</td>
<td>BOLEN OFFICE SUPPLY INC.</td>
<td>COPY CONTRACT</td>
<td>$ 66.38</td>
</tr>
<tr>
<td>26332</td>
<td>BREHM SIGNS</td>
<td>MONTHLY SIGN LEASE</td>
<td>$ 240.00</td>
</tr>
<tr>
<td>26333</td>
<td>BTI - PRATT</td>
<td>REPAIR &amp; SUPPLIES</td>
<td>$ 8.55</td>
</tr>
<tr>
<td>26334</td>
<td>CITY OF GREENSBURG</td>
<td>CITY UTILITIES / BIG WELL RENT</td>
<td>$ 13,466.43</td>
</tr>
<tr>
<td>26335</td>
<td>COLLEGE HOUSE</td>
<td>MERCHANDISE FOR RESALE</td>
<td>$ 401.11</td>
</tr>
<tr>
<td>26336</td>
<td>COMMERCIAL OUTDOOR LLC</td>
<td>MARCH LEASE</td>
<td>$ 300.00</td>
</tr>
<tr>
<td>26337</td>
<td>CROWDIS WATER WELL SERVICE</td>
<td>WELL WORK DONE @ CITY HALL</td>
<td>$ 3,209.40</td>
</tr>
<tr>
<td>26338</td>
<td>D.C. &amp; B. SUPPLY INC.</td>
<td>WATER SUPPLIES</td>
<td>$ 586.00</td>
</tr>
<tr>
<td>26339</td>
<td>DOUG REH</td>
<td>REFINISH BODYSIDE MOULDINGS</td>
<td>$ 135.00</td>
</tr>
<tr>
<td>26340</td>
<td>GALLS</td>
<td>SUMMER TACTICAL PANTS</td>
<td>$ 56.44</td>
</tr>
<tr>
<td>26341</td>
<td>GREENSBURG FRA</td>
<td>15% HUFFMAN LIFE INS.</td>
<td>$ 36.05</td>
</tr>
<tr>
<td>26342</td>
<td>HOME LUMBER</td>
<td>SUPPLIES / PARTS</td>
<td>$ 762.83</td>
</tr>
<tr>
<td>26343</td>
<td>KANSAS ONE-CALL SYSTEM,INC.</td>
<td>LOCATES</td>
<td>$ 6.00</td>
</tr>
<tr>
<td>26344</td>
<td>KANSAS SAMPLER FOUNDATION</td>
<td>8 WONDER GUIDEBOOKS</td>
<td>$ 119.80</td>
</tr>
<tr>
<td>26345</td>
<td>KDHE BUREAU OF WATER</td>
<td>CLASS II WATER EXAM FEE</td>
<td>$ 25.00</td>
</tr>
<tr>
<td>26346</td>
<td>KIOWA CO SOLID WASTE</td>
<td>2 YDS C&amp;D</td>
<td>$ 20.00</td>
</tr>
<tr>
<td>26347</td>
<td>LUMINOUS NEON INC</td>
<td>SIGN LEASE</td>
<td>$ 1,015.00</td>
</tr>
<tr>
<td>26348</td>
<td>NATIONAL ATHLETIC SPORTSWEAR</td>
<td>RESALE ITEMS</td>
<td>$ 1,692.20</td>
</tr>
<tr>
<td>26349</td>
<td>OFFICE SOLUTIONS</td>
<td>SUPPLIES</td>
<td>$ 208.75</td>
</tr>
<tr>
<td>26350</td>
<td>PUKA CREATIONS LLC</td>
<td>RESALE ITEMS</td>
<td>$ 516.98</td>
</tr>
<tr>
<td>26351</td>
<td>STANION WHOLESALE ELEC.,</td>
<td>ELEC. SUPPLIES</td>
<td>$ 631.87</td>
</tr>
<tr>
<td>26352</td>
<td>SUNSET HILL STONEWARE</td>
<td>ITEMS FOR RESALE</td>
<td>$ 228.75</td>
</tr>
<tr>
<td>26353</td>
<td>TEAM LABORATORY CHEMICAL CORP</td>
<td>LIFT STATION DEGREASER</td>
<td>$ 413.00</td>
</tr>
<tr>
<td>26354</td>
<td>UNIFIRST CORPORATION</td>
<td>1-23-18 – 2-20-18 UNIFORMS</td>
<td>$ 481.60</td>
</tr>
<tr>
<td>26355</td>
<td>VOLZ</td>
<td>FEBRUARY STATEMENT</td>
<td>$ 915.80</td>
</tr>
<tr>
<td></td>
<td>***** PAID TOTAL *****</td>
<td></td>
<td>$ 27,399.34</td>
</tr>
</tbody>
</table>

***** REPORT TOTAL *****

$ 28,249.16
TO: Mayor and City Council  
SUBJECT: BKRT-  
INITIATED BY: Kyler Ludwig, City Administrator  

---

**Background:**

In working with the Kansas Sampler Foundation, residents and businesses of Barber, Comanche, and Kiowa County have worked together to create a list of events for visitors from May 3-6. The goal of the Big Kansas Road Trip (BKRT) is to help visitors explore these communities “like locals”.

Stacy Barnes, Tourism Director, has helped to plan the event and has coordinated efforts between the three counties. Stacy will be providing the council with a brief overview of what to expect during this event.

An information packet has been included. This information is also available online at: [https://issuu.com/wendeerowelaplant/docs/bkrt_book_final_pdf_small](https://issuu.com/wendeerowelaplant/docs/bkrt_book_final_pdf_small)

**Recommendations/Actions:** It is recommended the City Council:

Discuss the upcoming BKRT.

**Attachments:**

BKRT Booklet
Big Kansas Road Trip
Barber, Comanche and Kiowa Counties
May 3-6, 2018
BigKansasRoadTrip.com
There are 4,500 ways to explore Kansas.

Start your Big Kansas Road Trip adventure today!

Order online or buy locally at one of 200 locations.

kansassampler.org

In loving memory M.T. Liggettt
December 28, 1930 - August 17, 2017

M.T. Liggettt was known for his quirky, metal art that clustered along the fence lines of his pasture along the outskirts of Mullinville in Kiowa County. "He was an icon," said Roslyn Schulte, director of the Grassroots Art Center in Lucas. "He was politically outspoken and not too many people are as visual in their statements as he was about local, county, state and national elections."

Mr. Liggettt's welded metal signs and whirligig artwork began showing up on his land in the late 1980s. Mr. Liggettt called his work and what he did "Disco Art Works, Manufacturer of Political Statement Totem Poles."

His pieces offered commentary on politicians, local phenomena and other events. Mr. Liggettt's signs featured seven languages and references to Shakespeare and the conquering of the Aztecs. When it came to his political signs, Mr. Liggettt leaned more toward being conservative. Government intrusion into almost every aspect of American life forced him to become conservative.

He could be a curmudgeon, feisty and independent.

But his artwork — eclectic though it was — was considered inspired, gaining him and Kansas fame in the art world.
Buster’s Saloon, in a building built in the 1870’s, offers a full lunch & dinner menu (including ribs, brisket, burgers, chicken, pulled pork, steaks), and don't forget the "fishbowl"! Enjoyed by all, everyone will love the drive through the Gypsum Hills to the City of Sun. Rich in Kansas Ranching History.

(620) 248-3215 • 104 WEST MAIN, SUN CITY, KS 67143
Thursday 5 p.m. to 9 p.m. Friday and Saturday 11 a.m. to 12 a.m. and Sunday 11 a.m. to 5 p.m.
In case of emergencies, please dial 911.

Hospital locations:
- **Comanche County Hospital**, 202 S. Frisco Ave., Coldwater
- **Kiowa County Memorial Hospital**, 721 W. Kansas Ave., Greensburg
- **Kiowa District Hospital**, 1002 S. 4th Street, Kiowa
- **Medicine Lodge Memorial Hospital**, 710 N. Walnut Street, Medicine Lodge

**Barber County Sheriff**
124 E. Washington Ave., Medicine Lodge 620-886-5678

**Comanche County Sheriff**
408 N. Central Ave., Coldwater 620-582-2511

**Kiowa County Sheriff**
200 E. Wisconsin St., Greensburg 620-723-2182

**Storm Shelters**
- **Comanche County – Coldwater**
  - South Central High School, 600 N. Leavenworth Ave.
  - Coldwater Christian Church, 21 N. Central Ave.
  - Assembly of God Church, 302 S. Central Ave.
- **Comanche County – Wilmore**
  - Library, 105 S. Taft Street
- **Comanche County – Coldwater Lake**
  - 2-3 shelters around the lake
- **Kiowa County – Greensburg**
  - Kiowa County Memorial Hospital, 721 W. Kansas Ave.
  - Kiowa County Schools, 710 S. Main St.
- **Kiowa County – Haviland**
  - Haviland School, 400 N. Topeka
- **Kiowa County – Mullinville**
  - Mullinville School/Rec, 200 S. Main St.
WHY THESE THREE COUNTIES?
In April of 2017, a group of tourism people and Kansas Explorers came together to talk about the event that would follow the last Kansas Sampler Festival. Originally named the Kansas Road Festival, the present format was discussed and approved by the group. The 30 people were divided into small groups and asked to choose three counties that would be a great trio for the inaugural event. Some factors for a location were 1) proximity to a populated area, 2) scenic beauty, 3) presence of explorer-y attractions, and 4) people at the grassroots level willing to step forward to make this happen. One group circled the three counties of Barber, Comanche and Kiowa counties. In the end, the key was the Greensburg Tourism, Big Well’s Stacy Barnes. With her willingness to lead this effort, these three counties became the choice. The event name was eventually changed to the Big Kansas Road Trip, and that’s the process that led to this new way of sharing lesser-known places of Kansas with the masses.

Get social while you’re road trippin’! Show us all the fun you’re having and great places you’ve explored! #bigkansasroadtrip

CONTENTS
Emergency Information ........................................4
Table of Contents .................................................5
What is the Big Kansas Road Trip .........................7
How the Big Kansas Road Trip Will Work ...............9
Do Your Quest ......................................................11
How To Know What To See and Do ..................13
Barber County ......................................................15
Comanche County ..................................................17
Kiowa County .......................................................19
3 County Maps ....................................................20
Map of Barber County ........................................21
Map of Comanche County ................................22
Map of Kiowa County ...........................................23
What Is the Kansas Sampler Foundation ............25
The Stump Schedule ..............................................27
Big Kansas Road Trip Scavenger Hunt .................29
Schedule of Events ................................................31
Business Listings With Specials .........................37

Special thanks to the Kansas Sampler Foundation for the photos. 2018 Big Kansas Road Trip Guide Production: Empire Advertising, Inc. Carol Schuetze and J. Brown, P.O. Box E, Garden City, KS, 67846, 620-865-2057. The BKRT has made every effort to insure the accuracy of material presented in the guide. However, they assume no responsibility or liability for errors, changes or omissions in this guide. Reproduction without permission is strictly prohibited.
Banco Insurance Agency
Home • Auto • Commercial • Crop

Jackie Robertson, Agent
201 N. Main, PO Box 348,
Haviland, KS 67059 - 0348.
Phone 620-862-5206
Fax 620-862-5341
jackier@bancoins.com

Donna McDonald, Agent
100 N. Main, PO Box 27,
Mullinville KS 67109 - 0027
Phone 620-548-2582
Fax 620-548-2312
donnam@bancoins.com

The Haviland State Bank
Phone: (620) 862-5222
209 N. Main, P.O. Box 348
Haviland, Kansas 67059-0348
Member FDIC

MULLINVILLE STATE BANK
Phone: (620) 548-2323
100 N. Main, P.O. Box 28
Mullinville, Kansas 67109
Member FDIC

Serving Kiowa County & Surrounding Area Since 1903
www.havilandstatebank.com

Headrick’s Plants & Pines
315 N. Cherry • Mullinville, KS
620-548-2219

Trees, Shrubs, Perennials, Bedding Plants,
1 Gallon Perennials,
Hanging Baskets, Bark, Soil and Roses!
Monday - Saturday
9 a.m. to 6 p.m.
Sunday 1 to 5 p.m.

Ask about our Explorer Specials
9 a.m. to 7 p.m. Thurs. - Sat.
12 to 6 p.m. Sunday
during the
Big Kansas Road Trip

See us for Christmas trees day after Thanksgiving through Christmas

The Barn Alliance
Kansas Barn Alliance
Learn about preserving your Kansas barn
Come visit us all four days of the
Road Trip at Mullinville’s
Fromme-Birney Round Barn
Schedule of Events at
www.KansasBarnAlliance.org
and www.fromme-birneyroundbarn.org
Sponsoring “The Barn Raisers” movie
May 5, 10:30 am
at the Twilight Theatre in Greensburg.

Fromme-Birney Round Barn, 3 ½ miles S and 1 ¾ west of Mullinville
In some ways, the Big Kansas Road Trip is about pie. You can hear tales about the delicious, sugary-crust homemade cherry pie at Don’s Place in Protection, but there is nothing like actually tasting it. You can hear about the big buffalo herds in Barber County, but you’ll never forget the sight if you see them in person. You may have heard about the round barn near Mullinville but until you walk a circle in the loft, it’s hard to fathom. That’s what the Big Kansas Road Trip (BKRT) is all about. First-hand experiences. Getting to know rural Kansas.

Taking up where the Kansas Sampler Festival left off, the Big Kansas Road Trip (BKRT) will show you the architecture, art, commerce, cuisine, customs, geography, history and people of the three counties, Barber, Comanche and Kiowa, located primarily in the Red Hills and High Plains. Though the Kansas Sampler Foundation is facilitating the event, it’s grassroots leadership that’s driving the BKRT.

Foundation director Marci Penner said: “This is a new concept, yet three people stepped up to support and help form this event from the very beginning. I’d like to thank Stacy Barnes (Kiowa County), Andi Dale (Comanche County) and Pake McNally (Barber County) for their ability to see the possibilities and to help forge a plan. Many other people have joined the effort to make this happen and I couldn’t be more delighted with the enthusiasm and interest.”

The communities and businesses have simply been asked to be good at being themselves. You won’t see big tents, parades, and food vendors. Instead, activities are being planned that will give you an insight into life in these rural towns. You can pick and choose what you want to do. Some options include learning about a volunteer fire department, attending a scholarship auction, going on a “green” tour, buying a share of a community-owned grocery store, going on a field trip to a meteorite field, buying crafts and antiques, eating local food, hearing local music, observing a livestock show, seeing a family farm operation, and so much more.

The best part might be all the mingling with all coming from across the state to explore the same three counties.
HOW WILL THE BIG KANSAS ROAD TRIP WORK?

Just jump in your car and start exploring! Really. That’s it. Caravan with friends or head out on your own. You’ll bump into other Kansas explorers throughout the three counties. Activities are scheduled that will help you get to know the rural culture of the area. Bring your lawn chair!

1. Select the activities you want to attend from a menu of choices. Most every town in the three counties has scheduled happenings. Use the schedule in this Big Kansas Road Trip print guide and pick up the additional day program. The Facebook page or bigkansasroadtrip.com web site will have additional activities.

2. Just drive into towns at any time and look for the BKRT yard signs in front of participating entities. Even if you’ve miss a scheduled activity, these places will welcome you at any time!

3. Make your own adventure. Take the scenic backroads, visit cemeteries, and enjoy the journey!

THINGS TO NOTE

– Restaurants will serve until the food is gone. It’s best to go early.
– Gas up whenever you can. Not every town has a gas station.
– There will be a number of “Bring Your Own Lawn Chair” events, so bring your lawn chair. It will come in handy for many reasons!
– When you cross cattle guards on back roads, keep an eye out for cattle or buffalo crossing the roads. They have the right of way!
250 acre man made lake with 930 acre park within the city limits

Heritage Memorial Park

10 Hole Golf Course

Bar P Garden is a botanical garden. Landscaping with trees, shrubs, flowers, pumpkins by Pratt Tree Farm complement the two Gazebo's, a circle of flowers to attract birds, butterflies etc. is offset by a live Christian Cross. The colorful Fountains at the home adds a classic touch. Walking Trails provided.

Bar P Botanical Garden • 300 to 306 E. Cleveland Street
DO YOUR QUEST!

Maybe you want to golf in every county or kayak in the public lakes or bike a few miles on the backroads. Maybe your quest will be to eat homemade pie in every county or talk to people in each town. Maybe you want to spend $18.61 in a grocery store in each county. Whatever it is, do your thing!

IS THIS AN EVENT FOR KIDS?

You bet it is! What kid doesn’t want to see 900 buffalo, walk the 84 steps to the bottom of the Big Well, ride the free carousel in Wilmore, or crawl around in a round barn? They can watch the livestock show in Hardtner, count cattle guards as you drive down the Gyp Hill backroads, or attend a night at the Dale Family Farm. A science museum in Haviland will be open and there will be a field trip to a meteorite field. Old-fashioned and new playgrounds will abound. Statues and museums will tell about the history of the area. Families can take part in scavenger hunts and Explorer Auto Bingo. Should kids come to this? Oh my, the fact is, they better not stay home. Because they can touch, taste, see, and run around, this is one trip that will nurture a love for Kansas and build the next generation of Kansas explorers!

LODGING, RESTAURANTS, and CHURCHES

To find a list of lodging, restaurants and churches in the three counties, please go to bigkansasroadtrip.com. Additional lodging can be found in the neighboring counties of Pratt, Ford, Harper and Kingman.
Welcome To Our Community
307 South Central Ave
Coldwater, Kansas, 67029
Mon - Sat: 7:00 am - 8:00 pm
Sun: 9:00 am - 8:00 pm

We welcome you to stop by and see out gift department sales. We’ll be open during the Big Kansas Road Trip from 9-2 on Saturday.

Award winning, Kansas Owned Independent Pharmacy
Compounding and Women’s Health Center. Beautiful Selection of Gifts, Home Décor, Cards, and Candies. Monday through Friday 8:30-5:30-- Special Saturday Hours
113 East Main Street Coldwater, Kansas
620-582-2134 pharmacy@msprx.com

The Chief Theatre was built in 1928 and is still a landmark on Coldwater’s Main Street. It is also listed on the National and Kansas State Historical Registry. The Chief shows first-run movies, 3D movies, and also features a stage for live performances.

CHIEF COMMUNITY THEATER, INC.
122 E. Main Street • Coldwater, KS • 620-582-2705
Saturday and Sunday 7 p.m. to 10 p.m.

KINGS CORNER 2
FUEL UP - Gas, Food, Beverages
KINGS CORNER 2
411 South Central Coldwater, Kansas, 67029
620-582-2003
OPEN 7am to 7pm - Monday Thru Saturday

“Serving South Central Kansas”
Alliance
AG & GRAIN LLC
PO Box 98 • Spearville, KS 67876
844-894-9823
We Welcome You To Our Communities!
INFORMATION CENTERS

You will find additional schedule and options of things to see and do at information centers in each county seat.
Barber County: Red Caboose, U.S. 281 and Main, Medicine Lodge.
Comanche County: Heritage Park, New York and Main, Coldwater.
Kiowa County: The Big Well, 315 S. Sycamore, Greensburg.

ONLINE

Look for the Big Kansas Road Trip page on Facebook or go to bigkansasroadtrip.com.

YARD SIGNS

Participating places will have a Big Kansas Road Trip sign on their property or in their window.

KANSAS GUIDEBOOK 2 FOR EXPLORERS

Co-authors Marci Penner and WenDee Rowe went to every one of the 626 incorporated cities in Kansas to research for this 480-page, coil-bound guidebook. The 4,500 entries in the book come from 500 of those cities and 97 unincorporated spots on the map. Compiled with six regional sections, the entries include addresses, hours, Web sites, and descriptions. More than 1,600 pictures bring color to a statewide array of things to see and do. The book is a project of the Kansas Sampler Foundation and can be found in more than 200 locally-owned stores statewide. Look for store listings or buy online at kansassampler.org.

Use this guidebook to find attractions in the three BKRT counties.
Schupbach Haus
405 S 7th, Kiowa, KS 67070
620-825-4110


Raykies
Burgers & More

110 W. Fowler • Medicine Lodge, Kansas
620-886-5938

Tuesday, Wednesday Thursday and Saturday 7am - 8pm
Friday 6am - 8pm
Sunday 11am - 2pm

Raykies Catering
If the Best Is A Must, Call Us

COPA BUDGET INN

Senior and Commercial Rates • In Room Coffee
Free WiFi and 32” LED TVs In All Rooms

401 W. Fowler Ave. • Junction of Hwy. 281/160
Medicine Lodge, KS 67104
(620) 886-5673 • Fax (620) 886-5241

Welcome To Our Communities

The Peoples Bank
Friendly and Dependable

121 S Main St.
Medicine Lodge, KS 67104
620-886-5624

102 S Oak St.
Greensburg, KS 67054
620-723-2761

515 Main St.
Kiowa, KS 67070
620-825-4035

106 N Broadway St.
Sharon, KS 67138
620-294-5222
Barber County is located in the scenic Red Hills region of Kansas. Medicine Lodge, the county seat and home of the Medicine Lodge Peace Treaty Pageant, is the anchor at one end of the Gypsum Hills Scenic Byway (travelks.com/ksbyways/gypsum-hills/) and is also known for the Carry Nation Home and Stockade Museum. More information about the temperance crusader can be found in Kiowa. Sun City is home to the famous Buster's Bar and Grill. Country-western star Martina McBride is from Sharon. And the Z-Bar Ranch and its buffalo are located in the southwest part of the county. Total population is 4,823.

**Things to see in the Barber County Communities as listed in Kansas Guidebook 2:**

**Hardtner:**  Gypsum Hills Nature Museum, Old Hospital, Yur Place,  Sternberger Round Barn, Z Bar Ranch Buffalo  
**Hazelton:** Art Deco School, Winery  
**Isabel:** Golden Rule Oil Company Building, Thornton Adobe Barn, stucco houses  
**Kiowa:** Land Rush Statue, Kiowa Historical Museum, Carry Nation plaque,  Hometown Market, The Sideline, Plum Thickett Inn, petrified wood, 1915 Santa Fe depot, former art deco grade school  
**Medicine Lodge:** Memorial Peace Park, Peace Treaty Monument, Stockade Museum, Carry Nation Home, Sagebrush Gallery of Western Art, stucco homes, Lustron home, Gyp Hills Scenic Back Road, replica Statue of Liberty, sundial, nature trail, historic school bell  
**Sharon:** Martina McBride Park, Wisner Library, Bull Pen  
**Sun City:** Buster's Saloon, River Road Scenic Back Road

---

Barber, Comanche and Kiowa Counties

The Red Hills and High Plains region make up the topography of Comanche County. Coldwater, the county seat, is the other end of the state’s Gypsum Hills Scenic Byway. The backroads in the southern part of the county lead to beautiful vistas, red canyons and open pasture. As in Barber County, you’ll see effects of recent wild fires. Stan Herd is from Protection, a town also famous for the polio vaccine. Coldwater’s assets include a beautiful lake and the only ten-hole golf course in the state. The smallest city is Wilmore, but a visit there will result in a ride on the carousel. Just honk! Total population is 1,843.

Things to see in the Comanche County Communities as listed in Kansas Guidebook 2:

Coldwater: Heritage Memorial Park, Outdoor Mural, Comanche County Museum, Coldwater Country Club Golf Course, Coldwater Lake, Dave’s Pizza Oven, The Kremee, Chief Theater, Comanche County Courthouse, outdoor murals and Bar “P” Botanical Gardens

Protection: Stan Herd Art Gallery, Polio Protection Plaque, historic school buildings, Protection Community Venture grocery store, Don’s Place

Wilmore: The Carousel, Catalog House, Stan Herd Outdoor Mural, historic bell, historic church
Kiowa County has made the news in recent years due to a big tornado in 2007 that destroyed Greensburg, the county seat. It's time to come see what has happened since then and to get to know the rest of the county. Greensburg, a re-imagined town, has a new theater, an arts center with glass walls, a new staircase down the Big Well, “green” practices all around town, and much more. Haviland is home to Barclay College, celebrating its 100th year, and a new science resource center that has much to share, including the story of nearby meteorite fields. Mullinville has the Fromme-Birney Round Barn, M.T. Liggett’s whirligigs and made-from-scratch food at the highway cafe. The High Plains and Arkansas River Lowlands are the physiographic regions in this county and the total population is 2,564.

**Things to see in the Kiowa County Communities as listed in Kansas Guidebook 2:**

**Belvidere:** Beautiful View, Old Schoolhouse, Halley’s Junction, Belvidere to Wilmore Scenic Back Road, Soldier’s Creek Cemetery

**Greensburg:** Green Tours, The Big Well Museum and Visitors Center, Memorial Plaza, Water Tower Sculpture, Kiowa County Commons Building, Soda Fountain, Kiowa County Historical Society Museum, Kiowa County Memorial Hospital, 5.4.7 Arts Center, Where’dya Find That Antiques, Twilight Theatre, Crazy Mule Food & Brew, Reggie’s Pizza, Pueblo Nuevo, Kooks Meat and Deli, Cannonball Bar and Grill

**Haviland:** Haviland Hardware, Barclay College, Beautification Project, Origins, A Divine Coffeehouse

**Mullinville:** Fromme-Birney Round Barn, Country Café, M.T. Liggett Metal Sculptures, Mullinville Compression Station, Veterans Memorial
CITIES AND POPULATIONS

All cities in the three Big Kansas Road Trip counties are under a 2,000 population. Two of these cities have city administrators. The rest are volunteer-led cities. These towns are more than statistics. Come get to know them!

Barber County:
- Hardtner, 168
- Hazelton, 91
- Isabel, 88
- Kiowa, 980
- Medicine Lodge, 1,930
- Sharon, 154
- Sun City, 52

Comanche County:
- Coldwater, 81
- Protection, 502
- Wilmore, 53

Kiowa County:
- Belvidere, unincorporated
- Greensburg, 771
- Haviland, 677
- Mullinville, 247
When it’s time for your next western adventure, step back into the 1870’s and walk the streets where Wyatt Earp and Bat Masterson once kept the peace.

Here in Dodge City, we look at life a little differently. Out here, you can still witness a gunfight, enjoy a great steak, try your luck at the Boot Hill Casino, or watch a beautiful sunset. Heck, we even enjoy a great rodeo every summer.

Experience the history of Dodge City, where the Marshal still roams the streets.

Dodge City Convention & Visitors Bureau
400 W. Wyatt Earp Blvd. * Dodge City, KS 67801
800-OLD-WEST * 620-225-8186 * www.visittododgecity.org
WHAT IS THE KANSAS SAMPLER FOUNDATION?

The Inman-based Kansas Sampler Foundation is a public, non-profit with a mission to preserve and sustain rural culture. With 2½ employees and a board of directors, the KSF relies on a strong statewide network to help accomplish projects like the Big Kansas Road Trip. Some other projects include the Kansas Explorers Club, the Kansas Guidebook 2 for Explorers, the 8 Wonders contests and guidebook, the We Kan! Conference, the We Kan! awards, the Big Rural Brainstorm, and the PowerUp Movement. The sister organization, We Kan! Network, has rolled out a crowdfunding site, Project WeKan!. For more information, go to kansassampler.org.

WHAT IS THE KANSAS EXPLORERS CLUB?

It’s a club of people who love Kansas and want to get to know the state better. The membership club, a project of the Kansas Sampler Foundation, was created to inspire, educate, and encourage the exploration and appreciation of Kansas…and to have fun doing it.

Membership is $18.61 for individuals and $30 for families. Members receive five print newsletters a year, a membership card, and knowledge of the secret greeting ritual. Members are made aware of fun gatherings not available to the general public.

Everyone is invited to the Kansas Explorers Club meeting on Sunday, May 6 at 10am in the park behind the Big Well, 315 S. Sycamore, Greensburg.

HOW KANSAS EXPLORERS CAN MAKE A DIFFERENCE

If you see an open post office in any of these towns, stock up on stamps! Revenue, number of post office boxes, number of bulk rate permits, and amount of mail are some determinants of salaries and open hours for a post office.

For a wholesale truck to even stop at a grocery store, the store must buy $10,000 worth of groceries a week. Since many small stores can’t do that, they sometime share orders with another store or buy their inventory from a big box store. It certainly isn’t easy and owners work long hours. If you can, buy $18.61 worth of groceries in these stores during the BKRT.

Those who work in historic theaters, museums, golf courses, art galleries, and, well, just about any business or organization in these three counties could use a pat on the back and friendly word. Ask questions and get to know why people who live here are rural by choice.
Walk down into this marvel of pioneer engineering,

The Big Well

At 109 feet deep, this experience will take your breath away!

But this museum is much more than a hole in the ground! Enjoy museum exhibits that tell the stories of Greensburg’s history, the 2007 tornado that destroyed 95% of our town & our rebuilding as a sustainable community.

THE STUMP SCHEDULE

Marci Penner and WenDee Rowe of the Kansas Sampler Foundation will be out and around doing “The Stump.” What is the Stump? Marci will stand on a traveling tree stump and ask questions about things to see and do in Kansas. Those who have the first correct answer will get tickets, and at the end of the 15-minute game, someone will win a prize from a Stump Sponsor. Marci and WenDee will have guidebooks and merchandise for sale at these times and will answer any questions you have about the Big Kansas Road Trip!

May 3, Thursday - 3pm
City Park, Walnut and Kingman, Haviland

May 4, Friday - 4pm
Heritage Park, New York and Main, Coldwater

May 5, Saturday - 9:30am
200 Main, Mullinville

May 5 - 11:30am
221 N. Broadway, Protection. Instead of the Stump, Marci will facilitate a “Bring Your Own Lawn Chair” event featuring the community-owned grocery store, Protection Venture.

May 5, Saturday - 2pm
Taft and Railroad, Wilmore

May 5, Saturday - 4:30pm
Red Caboose, U.S. 281 and Main, Medicine Lodge

May 6, Sunday - 10am
Kansas Explorers Club meeting, Greensburg

May 6, Sunday - 1pm
4th and Main, Kiowa

May 6, Sunday - 2:30pm
Hackberry and Main, Hardtner

May 3-6, 2018
BigKansasRoadTrip.com
The Kiowa Kansas Chamber of Commerce invites you to come visit us!

Shop our unique downtown businesses

Visit our Historical Museum and other points of interest.

Enjoy a meal and maybe even spend the night

We were one of the starting points for the Cherokee Strip Land Run of 1893.

Welcome To Our Community

P.O. Box 105
Kiowa, Kansas 67070

620-825-4147
fax 620-825-4790
Big Kansas Road Trip Scavenger Hunt

Need a quest? Things to hunt for? A little competition? Well, here you go! Enjoy the beauty of these three counties while exploring for these off the beaten path places! Cross off the boxes as you complete them and when your card is finished, turn it in or mail it to The Big Well Museum, 315 S. Sycamore, Greensburg, KS 67054 by Friday, May 11, 2018. Then, we will be drawing for some sweet prizes!

<table>
<thead>
<tr>
<th>Task 1</th>
<th>Task 2</th>
<th>Task 3</th>
<th>Task 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Throw a Frisbee into hole 14 at the Haviland Frisbee Golf Course.</td>
<td>Take a selfie at the old school house in Belvidere.</td>
<td>Find the piece of hard tack (a biscuit-like food ration from the Civil War) inside a headstone at Fairview Cemetery in Greensburg.</td>
<td>View a sunrise/sunset in each county.</td>
</tr>
<tr>
<td>Have a piece of pie in a locally owned restaurant.</td>
<td>Take a drive around Coldwater Lake</td>
<td>Buy a share of stock at the community owned Protection grocery store.</td>
<td>Have a cold drink at Buster’s in Sun City.</td>
</tr>
<tr>
<td>Take a picture of your favorite piece of M.T. Liggett art in Mullinville.</td>
<td>Check out the courthouses in all 3 counties.</td>
<td>FREE SPACE Fill in what Explorer-y thing you did! Sing “Home on the Range” in a unique location somewhere in the 3 counties. Look for places with great acoustics, or maybe it’s wide open spaces!</td>
<td>Take a picture of the bison at the Z Bar Ranch in Barber County.</td>
</tr>
<tr>
<td>Buy stamps or mail a letter in a small town post office.</td>
<td>Check out the Polio Plaque in Protection.</td>
<td>Dare to do dirt! Cross a cattle guard or two in open range.</td>
<td>Sign the giant guestbook at the old WPA pool house in Davis Park, Greensburg.</td>
</tr>
<tr>
<td>Talk with the locals! Strike up a conversation with someone and learn why they love their community.</td>
<td>In Kiowa, find the native stone rock water fountain commemorating the start of Carry Nation’s saloon smashing crusade.</td>
<td>Find the Golden Rule Oil Company building in Isabel.</td>
<td>Take a picture at the entrance to Martina McBride Park in her hometown of Sharon.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Ride the carousel in Wilmore.</td>
</tr>
</tbody>
</table>

Name ____________________________
Address ____________________________
Phone ____________________________
Email ____________________________

Get social while you’re road trippin’! Show us all the fun you’re having and great places you’ve explored! #bigkansasroadtrip
Cowboys and farmers, floozies and reformers, bank robbers and vigilantes . . . the Stockade tells their story.

Medicine Lodge, KS Stockade and Carrie Nation Home
209 W. Fowler • Highway 160 • Medicine Lodge Kansas 67104
Open Daily June 1st through October 31st 10:30 a.m. to 5 p.m. November 1st through May 30th 1 p.m. to 4 p.m.
Open Special Hours For BKRT Weekend
620-886-3553
209 W. Fowler • www.medicinelodgestockade.org

Welcome to Gyp Hills Guest Ranch, home of Red Rock Cattle Company and Lonker Ranch in South Central Kansas. You are invited to come experience a modern day working cattle ranch with amazing scenery. Opportunities available to participate in are: cattle drives, working cattle, riding horses, fishing, hunting, hiking/climbing, sand plum picking, camping, cookouts, and barbecues. Come escape to the Gyp Hills to enjoy amazing landscape and ranching adventures. Our family looks forward to welcoming you to the Gyp Hills. Call Andrea to schedule your Gyp Hills Guest Ranch trip at 620-886-3303.

www.gyphillsguestranch.com
620-886-3303
3393 SW Woodward Rd. • Medicine Lodge, KS 67104
gyphillsguestranch@scitcom.net

National Gypsum

1218 SW Mill Road • Medicine Lodge, KS • 620-886-5613
May 3-6, 2018  BigKansasRoadTrip.com

**BKRT Event Schedule**

### Thursday, May 3

**Barber County – Medicine Lodge**

5:30pm  **Bingo Night**, Heritage Center Community Room, 1056 SE Isabel Rd.

10am-4pm  **Stockade Museum and Carry Nation House open**, 209 W. Hwy 160

10:30am  **Noon Historical Stained Glass Tour**, Medicine Lodge United Methodist Church, 108 E. Second. The windows quite literally depict Medicine Lodge, its land, people, and historical background. Creation, Buffalos, Spanish explorers, fur traders, frontiersmen, wagon trains, cattlemen, railroads, the five tribes who participated in the signing of the Peace Treaty, wheat and more, illustrating the overall blessings of Providence of this area.

**Rural Barber County**

**All day during BKRT:** **Z Bar Ranch Bison**. South from Hwy. 160 on Aetna Rd 15 miles, east on Cottage Creek Rd. Please stay in your vehicles to view bison.

**Throughout BKRT:**

**“Experience the Gyp Hills” Auto Excursion** is a picturesque route (in addition to the HWY 160 Scenic Byway) that can be driven by those who don’t mind a few dirt roads. Get a more detailed and personal experience of the beautiful Gypsum Hills! Look for more informational handouts in several locations in Medicine Lodge as well as our Facebook page “Experience the Gyp Hills”.

**Comanche County – Coldwater**

**Throughout BKRT:**

**You’re Fired Ceramics & Canvas Digital Art Crawl 2018.** Follow us on Instagram @you’refiredceramicsandcanvas or on Facebook (You’re Fired Ceramics & Canvas) and then watch for the clues. We’ll post a list of public art sites to visit, then you snap pics of those places and post them to our social media pages. Get creative! Use the hashtag #YFCArtCrawl18 on Instagram or post to our Facebook page (You’re Fired Ceramics & Canvas) and you’ll be entered to win an inaugural t-shirt from NovelT’s and the BKRT/YFCArt Crawl, plus other prizes!

**Throughout BKRT:**

By appointment: Gyp Hills Guest Ranch, access to explore the Gypsum Hills on foot, wagon or horseback. Offering a “hike the hill” experience as well as horseback riding and wagon rides through the hills. Make reservations at 620-886-3303 or 620-727-7149, or email gyphillsguestranch@sctelcom.net.

### Friday, May 4

**Barber County – Medicine Lodge**

9am-5pm  **Stockade Museum and Carry Nation House**, 209 W. Hwy 160. Live local musicians 1pm.

10am-3pm  Barber County Heritage Center Gallery, 1056 SE Isabel Road.

10:30am-**Noon Historical Stained Glass Tour**, Medicine Lodge United Methodist Church, 108 E. Second. The windows quite literally depict Medicine Lodge, its land, people, and historical background. Creation, Buffalos, Spanish explorers, fur traders, frontiersmen, wagon trains, cattlemen, railroads, the five tribes who participated in the signing of the Peace Treaty, wheat and more, illustrating the overall blessings of Providence of this area.

**Rural Barber County**

**All day during BKRT:** **Z Bar Ranch Bison**. South from Hwy. 160 on Aetna Rd 15 miles, east on Cottage Creek Rd. Please stay in your vehicles to view bison.

**Throughout BKRT:**

**“Experience the Gyp Hills” Auto Excursion** is a picturesque route (in addition to the HWY 160 Scenic Byway) that can be driven by those who don’t mind a few dirt roads. Get a more detailed and personal experience of the beautiful Gypsum Hills! Look for more informational handouts in several locations in Medicine Lodge as well as our Facebook page “Experience the Gyp Hills”.

**Throughout BKRT:**

By appointment: Gyp Hills Guest Ranch, access to explore the Gypsum Hills on foot, wagon or horseback. Offering a “hike the hill” experience as well as horseback riding and wagon rides through the hills. Make reservations at 620-886-3303 or 620-727-7149, or email gyphillsguestranch@sctelcom.net.

---

interesting plant’s care, while being able to plant your own succulent mini garden in a unique vintage find you can purchase or bring along to plant in. (cost of class is $15 plus cost of product including succulents, watering tool and if needed a cool planter).

**Comanche County – Wilmore**

1-4pm  **Wilmore Community open**. Stop by and see photos of old Wilmore, and hear stories about floods, a tornado, bank robberies and a kidnapping by Bonnie and Clyde.

2-4pm  **Wilmore Volunteer Fire Department Fire Safety Talk.** Learn about what being a volunteer fire fighter is like, hear about the 2016 & 2017 wildfires in the area & see the gear up close! And, Battle of the Barrel. Teams of all ages compete to push a barrel on a steel cable using the fire hose.

**Kiowa County – Greensburg**

7pm  **Educational Seminar Reception**, Kiowa County Commons, 320 S. Main.

**Kiowa County – Haviland**

8am-9pm  **New Ross-Ellis Center for Arts & Ministry open for touring**, Barclay College Campus open for driving or walking tours, 607 N. Kingman.

9am-4pm  **American Legion Post 157 Kiddie Train & flag disposal bins for flags that need proper disposal.** At Haviland State Bank, 209 N. Main.

1-5pm  **Haviland Public Library Used Book Sale**, 112 N. Main.

9am-4pm  **Treasures in the Park Craft Show**, Haviland City Park.

**Kiowa County – Mulvinside**

6:30am  **Sunrise at the Round Barn**, 2351 O Street.

5pm  **Round Barn Tour**, 2351 O Street. Tour led by Tamina Fromme - great-granddaughter of both the owner and builder of the round barn.

8:30pm  **Sunset at the Round Barn**, 2351 O Street.
VISIT THE MUSEUMS ON THE PRAIRE

PRATT COUNTY HISTORICAL SOCIETY

KANSAS DEPARTMENT OF WILDLIFE, PARKS AND TOURISM

B-29 MUSEUM

DINING
UPTOWN CAFE/CLUB D’EST
WOODY’S SPORTS BAR & GRILL
LEGENDS SPORTS BAR & GRILL
HUMBLE PIE
PIZZA HUT
PARRISH CAFE
N’CAHOOTS COFFEE & SHOPPE
SONIC
TACO DELIGHT
MCDONALDS
TACO BELL

VERNON FILLEY ART MUSEUM

LODGING
BEST WESTERN PLUS
BUDGET INN
COMFORT SUITES
ECONOMY INN
HAMPTON INN
HOLIDAY INN EXPRESS
Comanche County – Coldwater

Throughout BKRT: You’re Fired Ceramics & Canvas Digital Art Crawl 2018. Follow us on Instagram @yourefiredceramicsandcanvas or on Facebook (You’re Fired Ceramics & Canvas) and then watch for the clues. We’ll post a list of public art sites to visit, then you snap pics of those places and post them to our social media pages. Get creative! Use the hashtag #YRFCArtCrawl18 on Instagram or post to our Facebook page (You’re Fired Ceramics & Canvas) and you’ll be entered to win an inaugural t-shirt from Novel7 & the BKRT/PC Art Crawl plus other prizes!

ThroughouBKRT: Bar P Botanical Gardens, 300-306 E. Cleveland.

10:30am, 1:30, 3:30, 5:30pm The Frontier Experience - A short movie filmed in Comanche County in 1975 starring many of our local community members. The Chief Theatre, 122 E. Main Street.

7pm Live music featuring Patrick Herd and Lane Haas at the Chief Theatre, 122 E. Main Street.

Comanche County – Protection

8am-5pm Twisted Sisters annual 15% off Sale, 104 W. Walnut. Guests are welcome to paint on our back wall, leaving their mark on Protection, KS. Paints and stencils provided.

10am Bring Your Own Lawn Chair and let’s talk about rural schools. It’s exciting and challenging to be connected to a small, rural school. Here are a few stats: 325 students, 900 square miles, 4-day week, 8-man football, graduating classes that range from 16 to 40 students. At this BYOLC, we’ll talk a little bit about our history and our future. We’ll also open the building for a partial tour of the elementary/ middle-school - a still-in-use-93-year-old school house that’s listed on the National Historic Registry. Funds are always tight in a public school – even more so in a rural district. Want to help? Bring your Box Tops for Education and empty printer cartridges. Our district collects these and turns them in for extra funds. Collection boxes will be at the BYOLC. 310 S. Jefferson.

11am Why is it named Protection? — and other true tales about the town. Bring a lawn chair and gather around the Polio Monument on the sidewalk just north of Don’s Place. Dave Webb, Kansas author and historian from Protection, will share stories about his hometown’s unusual name and other history bits.

2pm Succulent Class at Vintage Soil, 700 E. Main St. Come and shop all this season’s vibrant beautiful home grown plants and also shop coal vintage finds. May 3-6 come join Vintage Soil succulent classes where you will learn about these popular interesting plants care while being able to plant your own succulent mini garden in a unique vintage find you can purchase or bring along to plant in. (Cost of class is $15 plus cost of product including succulents, watering tool and if needed a cool lawn chair and gather around the Polio Monument on the sidewalk just north of Don’s Place. Dave Webb, Kansas author and historian from Protection, will share stories about his hometown’s unusual name and other history bits.

3-5pm Live Podcase Show at the Kiowa County Media Center. The Media Center will be producing a live BKRT/Kansas Tourism video podcast show and is welcoming guests that are in town for BKRT to discuss what they are discovering and to hear about the Kansas explore they have done in the past. Come be a part of the show! 320 S. Main.

4-6pm Open House reception for artist Sheila Hrasky at 5.4.7 Arts Center, 204 W. Wisconsin.

5-9pm Happy Camper Cabins Grand Opening, hot dog & s’more roast, 504 N. Bay Street.

7:30pm Movie at Twilight Theatre sponsored by Ornery Brother Distilling & Milo Vodka, 200 S. Main.

Kiowa County – Haviland

8am-9pm New Ross-Ellis Center for Arts & Ministry open for touring, Barclay College Campus open for driving or walking tours, 607 N. Kingman.

1-5pm Haviland Public Library Used Book Sale, 112 N. Main.

9am-5pm Haviland Heritage Foundation Museum, Heart of America Science Resource Center, 312 E. Highway 54.

9am-4pm Treasures in the Park Craft Show, Haviland City Park.

9am-4pm American Legion Post 157 Kidde Train & flag disposal bins for flags that need proper disposal. At Haviland State Bank, 209 N. Main.

Kiowa County – Mulvinitte

6:30am Sunrise at the Round Barn, 2351 O Street.

10am-Noon M.T. Liggett artwork tours by artist Erika Nelson, north Elm Street, meet in front of the studio.

2-4pm M.T. Liggett artwork tours by artist Erika Nelson, north Elm Street, meet in front of the studio.

5pm Round Barn Tour, 2351 O Street. Tour led by Tamina Framme - great-granddaughter of both the owner and builder of the round barn.

8:30pm Sunset at the Round Barn, 2351 O Street.

Saturday, May 5

Barber County – Medicine Lodge

9am-5pm Stockade Museum and Carry Nation House, 209 W. Hwy 160, Live local musicians 1pm, 1:30-4:30pm Carry Nation serving cookies in her house to share about the history of the Women’s Christian Temperence Union.

10am-3pm Barber County Heritage Center Gallery, 1056 SE Isabel Road.

10:30am-Moon Historical Stained Glass Tour, Medicine Lodge United Methodist Church, 108 E. Second. The windows quite literally depict Medicine Lodge, its land, people, and historical background. Creation, Buffalos, Spanish explorers, fur traders, frontiersmen, wagon trains, cattlemen, railroads, the five tribes who participated in the signing of the Peace Treaty, wheat and more, illustrating the overall blessings of Prosperity of this area.

Barber County – Hardtner

10am Barber County Fair Spring Livestock Show. 500 S. Chicksaw. Swine, sheep, goat show. Don’t miss out seeing the hard work of local FFA and 4-H members and get a first-hand look at the animal agriculture that is prevalent in this area. Concessions available.

Rural Barber County

All day during BKRT: Z Bar Ranch Bison. South from Hwy. 160 on Aetna Rd 1.5 miles, east on Cottage Creek Rd. Please stay in your vehicles to view bison.
Throughout BKRT: “Experience the Gyp Hills” Auto Excursion is a picturesque route (in addition to the HWY 160 Scenic Byway) that can be driven by those who don’t mind a few dirt roads. Get a more detailed and personal experience of the beautiful Gypsum Hills! Look for more informational handouts in several locations in Medicine Lodge as well as our Facebook page “Experience the Gyp Hills”.

Throughout BKRT, by appointment: Gyp Hills Guest Ranch, access to explore the Gypsum Hills on foot, wagon or horseback. Offering a “hike the hill” experience as well as horseback riding and wagon rides through the hills. Make reservations at 620-886-3303 or 620-727-7149, or email gyphillsguestranch@csitelcom.net.

Comanche County – Coldwater
Throughout BKRT: You’re Fired Ceramics & Canvas Digital Art Crawl 2018. Follow us on Instagram @youvefiredceramicasandcanvas or on Facebook (You’re Fired Ceramics & Canvas) and then watch for the clues. We’ll post a list of public art sites to visit, then you snap pics of those places and post them to our social media pages. Get creative! Use the hashtag #YFCArtCrawl on Instagram or post to our Facebook page (You’re Fired Ceramics & Canvas) and you’ll be entered to win an inaugural t-shirt from NovelFit’s and the BKRTYFCArtCrawl, plus other prizes!

Comanche County – Protection
Throughout BKRT: Bar P Botanical Gardens open, 300-306 E. Cleveland.
10:30am, 1:30, 3:30, 5:30pm The Frontier Experience - A short movie filmed in Comanche County in 1975, starring many of our local community members. The Chief Theatre, 122 E. Main Street.
11:30-2pm Hamburger & Hotdog meals and the Chief Theatre, 122 E. Main Street.
7pm From Canvas to College: The YFC Scholarship Art Auction at You’re Fired Ceramics & Canvas. 136 E. Main St. Silent auction begins at 7pm and final bids will be collected at 9pm. Drinks and hors d’oeuvres will be served. Live music by Mike Benish. Sneak peak at the art for the auction 1-5pm.
7:30pm Feature Movie at the Chief Theatre, 122 E. Main St. Movie TBD.

Comanche County – Protection
8am-5pm Twisted Sisters annual 15% off Sale, 104 W. Walnut. Guests are welcome to paint on our back wall, leaving their mark on Protection, KS. Paints and stencils provided.
10am-6pm Protection Township Library Kids Book Walk, Stan Herd Gallery, 404 N. Broadway.
11am Why is it named Protection? — and other true tales about the town. Bring a lawn chair and gather around the Polo Monument on the sidewalk just north of Don’s Place. Dave Weba, Kansas author and historian from Protection, will share stories about his hometown’s unusual name and other history bits.
2pm Succulent Class at Vintage Soil, 700 E. Main St. Come and shop this season’s vibrant beautiful home grown plants and also shop cool vintage finds. May 3-6 come join Vintage Soil succulent classes where you will learn about these popular interesting plants’ care, while being able to plant your own succulent mini garden in a unique vintage find you can purchase or bring along to plant in. (Cost of class is $15 plus cost of product including succulents, watering tool and if needed a cool planter).
3pm Stan Herd presentation at the Protection Township Library. Environmental artist and muralist Stan Herd grew up in Protection and during the BKRT he’ll be in his hometown. He’s planning a show-and-tell session about the field-sized artwork he has created in several countries — most recently in China.

Comanche County – Wilmore
Noon Hot Dog Cookout in Centennial Park
1-4pm Wilmore Community Center, Stop by and see photos of old Wilmore, and hear stories about floods, a tornado, bank robberies and a kidnapping by Bonnie and Clyde.
2-4pm Wilmore Volunteer Fire Department Fire Safety Talk. Learn about what being a volunteer fire fighter is like. hear about the 2016 & 2017 wildfires in the area & see the gear up close! And, Battle of the Barrels! Teams of all ages compete to push a barrel on a steel cable using the fire hose.

Kiowa County – Greensburg
9am-1pm Local Author Book Signing at a Vintage Filling Station. We will be celebrating local authors, vintage cars, gas signs and paraphernalia. Book signings by local authors Jud Kink - Remnants: Prairie Gas Stations Remembered & Glimpses: Fill'er up Memoirs and Memorabilia. Jeff Blackburn - Light at the End of the Tunnel, Matt Deighton-Molly and the Tomatoes, Molly and the Stars of Hope, and Janice Honey-Greensburg The Twisted Tales Vol. I & II. There will be vintage trucks and Model Ts, even rides 2 miles north of Highway 54 on Highway 183.
9am-3pm Highway Gypsy Junk Market in Davis Park, East Highway 54. Perfect place to find those one of a kind treasures! A junk shopper’s dream! A fun-filled day featuring handcrafted one of a kind items, retro, vintage, antique, upcycled/repurposed & unique treats!
9am-9pm Happy Camper Cabins Grand Opening, hot dog and s’more roast, 504 N. Bay.
10am Kiowa County Courthouse Tour, 211 E. Florida.
10am-Noon Downtown Greensburg Mod Dash Drawings. Enter drawings with Main St Merchants – Dash from one shop to another to find out who wins! Gift Certificates, shopping sprees, and merchandis! Schedule for drawings will be available.
10am-4pm 5.4.7 Arts Center open, come and paint your own “Explorer Rocks” to place around the 3 counties during BKRT! 204 W. Wisconsin.
10am Greensburg Bike Tour, Ride a Greensburg bike and get a tour from a local Tour begins at The Big Well Museum, 315 S. Sycamore. Limited to 12 riders.
10am-2pm Live Podcast Show at the Kiowa County Media Center. The Media Center will be producing a live BKRT/Kansas Tourism video podcast show and is welcoming guests that are in town for BKRT to discuss what they are discovering and to hear about the Kansas exploring they have done in the past! Come be a part of the show! 320 S. Main.
10:30am The Barn Raisers documentary at Twilight Theatre, sponsored by Kansas Barn Alliance, 200 S. Main. Several Kansas barns are in this 2017 movie. “The Barn Raisers” historical documentary feature film tells the story of barns in the Midwest by examining them through the lens of architecture. What do barn settings, styles, methods and materials tell us about the people who built them, the life they lived, and the role these vanishing country cathedrals played in the settling and building of a growing nation? Barns were constructed by farmer-craftsmen, professional builders who traveled from job to job and even architects like Frank Loyd Wright. “The Barn Raisers” paints a cinematic portrait of barns and builders, and reminds us that these remnants from America’s rural past are still here to be appreciated and experienced.
11am Kiowa County Schools Tour, 710 S. Main.
11am Downtown Walking Tour, tour begins at The Big Well Museum, 315 S. Sycamore.
1pm Kiowa County Courthouse Tour, 211 E. Florida. Kiowa County Memorial Hospital Tour, 721 W. Kansas Ave.
2pm Fairview Cemetery Tour with Ed Schoenberger, Kiowa Co. Historian & Local Expert. Ed served as cemetery sexton for 23.5 years and knows about everyone there! 500 E. Pennsylvania.
2pm Greensburg Bike Tour, Ride a Greensburg bike and get a tour from a local. Tour begins at The Big Well Museum, 315 S. Sycamore. Limited to 12 riders.
2-4pm Slip N Suppose with Mayor Disson, 221 S. Grave. Join Greensburg Mayor Bob Disson on his front porch for some sippin’ and supposin’. Visit with him about what makes his community tick, what it’s like to be Mayor, or just talk about the weather! Some sippin’ supplies provided, but BYOB if you have a drink of choice.
3pm Kiowa County Memorial Hospital Tour, 721 W. Kansas Ave.
3pm Downtown Walking Tour, tour begins at The Big Well Museum, 315 S. Sycamore.
4:30pm Greensburg, Kansas: The Small Town Reimagined Documentary at Twilight Theatre, 200 S. Main. This film was produced in partnership with the City of Greensburg and the Kiowa County Media Center for the 10th Anniversary of the Greensburg tornado, May 2017.
7:30pm Movie at Twilight Theatre sponsored by Ornery Brother Distilling & Milo Vodka, 200 S. Main.

Kiowa County – Haviland
9am-5pm Haviland Heritage Foundation/Heart of America Science Resource

34 Big Kansas Road Trip
Kiowa County – Mullinville

6-8:30am Round Barn, Biscuits & Gray Breakfast served by Mullinville Recreation Commission. Join us for the beautiful sunrise & breakfast; 2351 O Street.

10am-6pm Quilt Show and Pie Sale at the Mullinville Gym, 200 N. Main

10am-Noon M.T. Liggett artwork tours by artist Erika Nelson, north Elm Street, meet in front of the studio.

1-4pm Book Signing with author Trudy Weaver, new book “Storms on the Prairie,” about the Weaver family of Kiowa County. At the Fromme-Birney Round Barn, 2351 O Street.

2-4pm M.T. Liggett artwork tours by artist Erika Nelson, north Elm Street, meet in front of the studio.

4pm Barn Restoration Tips and Methods - by Len Schamber - Historic Preservation Contractor with Schamber Historic Preservation and Kansas Barn Alliance. At the Round Barn, 2351 O Street.

5pm Tour History and Architecture of the Round Barn, 2351 O Street. Tour led by Tamima Fromme - great-granddaughter of both the owner and builder of the round barn.

6:30pm - Musical Entertainment - Musical Saw and Accordion by Norval Raafain and Wilma McChristian, at the Round Barn, 2351 O Street. Norval is a local rancher and steward of the round barn. A treat is to hear “Amazing Grace” from this musician and his amazing saw.

7pm Jeff Davidson Concert at the Round Barn-free admission, 2351 O Street. Jeff Davidson is a Kansas singer/songwriter and uses his original works as well as vintage songs of old to lead audiences through the history of the “winnin’ of the West” which shaped the economy, ideology and heroism of a young nation.

Barber County – Hardtner

10am Barber County Fair Spring Livestock Show, 500 S. Chicksaw, Beef show. Don’t miss out seeing the hard work of local FFA and 4-H members and get a first-hand look at the animal agriculture that is prevalent in this area. Concessions available.

Rural Barber County

All day during BKRT: Z Bar Ranch Bison. South from Hwy. 160 on Aetna Rd 15 miles, east on Cottage Creek Rd. Please stay in your vehicles to view bison.

Throughout BKRT: “Experience the Gyp Hills” Auto Excursion is a picturesque route (in addition to the HWY 160 Scenic Byway) that can be driven by those who don’t mind a few dirt roads. Get a more detailed and personal experience of the beautiful Gypsum Hills! Look for more informational handouts in several locations in Medicine Lodge as well as our Facebook page “Experience the Gyp Hills”.

Throughout BKRT, by appointment: Gyp Hills Guest Ranch, access to explore the Gypsum Hills on foot, wagon or horseback. Offering a “hike the hill” experience as well as horseback riding and wagon rides through the hills. Make reservations at 620-886-3303 or 620-727-7149, or email gyphillsguestranch@attcom.net.

Comanche County – Coldwater

Throughout BKRT: You’re Fired Ceramics & Canvas Digital Art Crawl 2018. Follow us on Instagram @yourefiredceramicsandcanvas or on Facebook (You’re Fired Ceramics & Canvas) and then watch for the clues. We’ll post a list of public art sites to visit, then you snap pics of those places and post them to our social media pages. Get creative! Use the hashtag #YFCArtCrawl18 on Instagram or post to our Facebook page (You’re Fired Ceramics & Canvas) and you’ll be entered to win an inaugural T-shirt from NovelT’s and the BKRT YFC Art Crawl, plus other prizes!

Throughout BKRT: Bar P Botanical Gardens, 300-306 E. Cleveland.

10:30am, 1:30, 3:30, 5:30pm The Frontier Experience - A short movie filmed in Comanche County in 1975 starring many of our local community members. The Chief Theatre, 122 E. Main Street.

7:30pm Feature Movie at the Chief Theatre, 122 E. Main Street Movie TBD.

Comanche County – Protection

11am-3pm Twisted Sisters annual 15% off Sale, 104 W. Walnut. Guests are welcome to paint on our back wall, leaving their mark on Protection, KS. Paints and stencils provided.

2pm Succulent Class at Vintage Soil, 700 E. Main St. Come and shop all this season’s vibrant beautiful home-grown plants and also shop cool vintage finds. May 3-6 come join Vintage Soil succulent classes where you will learn about these popular interesting plants’ care, while being able to plant your own succulent mini garden in a unique vintage find you can purchase or bring along to plant in. (Cost of class is $15 plus cost of product including succulents, watering tool and if needed a cool planter).

Comanche County – Wilmore

1-4pm Wilmore Community Center, Stop by and see photos of old Wilmore, and hear stories about floods, a tornado, bank robberies and a kidnapping by Bonnie and Clyde.

2-4pm Wilmore Volunteer Fire Department Fire Safety Talk, learn about what being a volunteer fire fighter is like, hear about the 2016 & 2017 wildfires in the area & see the gear up close! And, Battle of the Barrel Teams of all ages compete to push a barrel on a steel cable using the fire hose.

Kiowa County – Greensburg

10am Explorer’s Club meeting, Big Well Park, 315 S. Sycamore.

10am-4pm 5.4.7 Arts Center open, come and paint your own “Explorer Rocks” to place around the 3 counties during BKRT! 204 W. Wisconsin.

9:30 am Greensburg First United Methodist Church Community Worship Service, 600 W. Lincoln.

11am Downtown Walking Tour, tour begins at The Big Well Museum, 315 S. Sycamore.

11:30 am-1pm Free community meal sponsored by Greensburg First United Methodist Church, 600 W. Lincoln. For the first 200 people.

1pm Greensburg Bike Tour, Ride a Greensburg bike and get a tour from a local Tour Guide.
begins at The Big Well Museum, 315 S. Sycamore. Limited to 12 riders.

2pm Kiowa County Schools Tour, 710 S. Main.

2pm Downtown Walking Tour, tour begins at The Big Well Museum, 315 S. Sycamore.

3pm Greensburg Bike Tour, Ride a Greensburg bike and get a tour from a local. Tour begins at The Big Well Museum, 315 S. Sycamore. Limited to 12 riders.

2:30pm Movie at Twilight Theatre sponsored by Ornery Brother Distilling & Milo Vodka, 200 S. Main.

Kiowa County – Haviland

9am-5pm Heart of America Science Resource Center, 312 E. Highway 54.

9am-4pm American Legion Post 157 Kidde Train & flag disposal bins for flags that need proper disposal. At Haviland State Bank, 209 N. Main.

10-11am D is for Dino Bones presentation at Heart of America Science Resource Center, 312 E. Highway 54. Watch a demonstration of how current scientists find fresh tissue in dinosaur bones. View a sample of this fresh dinosaur tissue. See and touch dinosaur poo – some of it is even cut and polished.

1-4pm Treasures in the Park Craft Show, Haviland City Park.

2-3pm D is for Dino Bones presentation at Heart of America Science Resource Center, 312 E. Highway 54. Watch a demonstration of how current scientists find fresh tissue in dinosaur bones. View a sample of this fresh dinosaur tissue. See and touch dinosaur poo – some of it is even cut and polished!

Kiowa County – Mullinville

10am-Noon M.T. Liggett artwork tours by artist

Erika Nelson, north Elm Street, meet in front of the studio.

5pm History and Architecture of the Round Barn, 2351 O Street. Tour led by Tamina Fromme - great-granddaughter of both the owner and builder of the round barn.

enrolling Kansas students grades 7-12
call 785-587-2100 ext. 8073
manhattanvirtualacademy.org

not all classrooms have four walls

MANHATTAN Virtual Academy
Manhattan-Ogden USD 383
Barber County

Medicine Lodge

Black Diamond Express, 310 N Iliff (HWY 281). 5pm - 10pm. Happy Hour All Day during BKRT!

Cancun Mexican Grill, 207 South Iliff (Hwy 281). Thursday 11am-9pm; Friday & Saturday 11am-10pm; Sunday 11am - 9pm.

Hibbard’s Prescriptions Plus, 126 N. Main. Thursday & Friday 9am – 6pm, Saturday 9am – 12pm.

Leisure Time Center, 213 N. Main. We will offer visitors to Medicine Lodge the use of our restrooms as well as a cool place to sit for a bit.

Maker Mercantile, 225 N. Main. Thursday, Friday, Saturday 10am - 5:30pm, Sunday 1pm - 3pm. Maker Mercantile is a one-of-a-kind shopping environment in historic downtown Medicine Lodge, featuring goods made by the human hand. We offer a wide variety of unique items including fine art, photography, textiles, ceramics, jewelry and apparel. Whether you need a special gift, are a discriminating collector, or simply want a momento of time spent in Medicine Lodge or the Gyp Hills, we can fill the bill. The lower level is a working ceramicist’s studio.

Ramsey Roo’s Sweets, Treats, and Eats. While you are touring the beautiful countryside of Barber County, stop on the Scenic Route, at Gyp Hill Road and Scenic Drive. We will have refreshments featuring Ramsey Roo’s Sweets, Treats, & Eats, seating, restroom facilities, and an opportunity to capture your memories using the grandeur beauty of the Red Gypsum Hills with the props we have provided. Saturday from 9am - 6pm, and Sunday from 9am - 4pm. Three miles west of Medicine Lodge, 6 miles south, and an 1/8 west to entrance.

Sweet P’s Boutique, 107 N. Main. 11am - 6pm, Thursday & Friday, 11am - 4pm Saturday.

Kiowa

Visit all the unique attractions in Kiowa! Pioneer Horse Statue, Carrie Nation Rock that represents her first bar she destroyed, Bob’s Old-time Printing Shop, Clark’s Fabric Shop, Kiowa Locker Meat Packing Plant, Kiowa Rope Factory, Movie Theatre, Radio Station, Historical Museum.

Comanche County

Coldwater

Angels Attic, 116 E. Main. Angels’ Attic is a not-for-profit agency. The store is dedicated to serving the community with a friendly, inviting atmosphere with affordable, quality goods. Thursday 4pm - 7pm, Friday 9am - 12pm Saturday 9am - 12pm.

Comanche County Historical Museum, 105 W. Main. Thursday-Friday 1pm - 4pm, Saturday 9am - 4pm, Sunday 1am - 4pm.

Main Street Pharmacy and Gifts, 113 E. Main. Thursday, Friday 8:30am - 5:30pm, Saturday 9am - 2pm.

The Blonde Grill, 212 E. Main. Fun, Fresh, & Unique Breakfast, Lunch, Sweets, & Gourmet Products Saturday 8am - 2pm.

The Taco Place, Main Street, one block East of Central, North side of street. Small family owned and run authentic Mexican food restaurant to eat in or take out. Thursday, Friday, Saturday: 11am - 1pm.

Worship Woodworks, 207 W. Walnut. Our company hand makes Christian educational material out of wood. We create all figures and materials to help children visualize lessons from the Bible. Monday - Thursday 8am - 4:30pm, Friday 8am - 12pm.

Kiowa County

Greensburg

Crazy Mule Food & Brew, 106 S. Main. Lunch, dinner and drink specials! Friday-Sun Lunch: 11am - 2pm; Friday - Saturday Dinner: 5pm - 9:30pm.

Kiowa County Care N Share, 207 S. Main. Thrift store, $1 off $5 purchase; $2 off $10 purchase; $3 off $15 purchase, $4 off $20. Friday 10am - 5pm; Saturday 10am - 2pm.

Kook’s Meat & Deli, 115 W. Kansas Ave. We are a small locally owned: business serving only the best products to our clients. We offer great choices of cut meats and are a part of the Black Angus Beef Program. Thursday we will be open from 7am-8pm serving Breakfast, Lunch and Dinner. Dinner we will be serving a 12 ounce RIBEYE STEAK served with a Baked Potato, Green Salad, Homemade Dinner Roll, Coffee or Tea, $12.99. Friday we will be open from 7am-8pm. Dinner we will be serving HANDBREADED CATFISH and/or Shrimp served with Handcut fries, Coleslaw and homemade cornbread. Saturday we will be open from 7am - 2pm. Lunch special: $5 Burger made with our in house ground beef. Sunday we will open from 7am - 2pm. Lunch special will be one you won’t want to miss! HANDBREADED PAN SEARED CHICKEN, served with Mashed Potato and Gravy, vegetable, a homemade biscuit and dessert.

LaTerra Naturals, 118 S. Main. LaTerra Naturals carries all natural body care products, health supplements, fashion accessories, and gift items. We also carry Kansas artwork that we will be showcasing on May 3-5, and will be have them on sale for 25% off! This includes many sizes of canvases and coasters. Thursday-Friday 1am - 5pm, Saturday 10am - 4pm, Sunday 10am -1pm.

Main Street Flowers & More, 112 S. Main. Storewide Sales, gourmet samples and drawings. Thursday-Saturday 10am - 5pm.

Turquoise Ranch, 300 W. Kansas Ave. Open Monday though Friday 10am - 5pm, Saturday 10am - 3pm. Featuring clothing and more in a western decor. Mention this ad for a 10% discount.

Where’dya Find That Antiques, 148 S. Main. Store Wide Sale 30% off plus additional discounts. Thursday-Sunday 10am - 5pm.

Haviland

Heart of America Science Resource Center! Haviland Heritage Foundation Museum, 312 E. Highway 54. 9am - 5pm.

Mullinville

Headrick’s Plants & Pines, 315 N. Cherry. Ask for the Explorer Special! Thursday-Saturday 9am-7pm, Sunday 12 Noon - 6pm.
KANSAS LIBERAL

WE HAVE HISTORY
MID-AMERICA AIR MUSEUM • ROCK ISLAND DEPOT
CORONADO MUSEUM

WE HAVE CULTURE
BAKER ARTS CENTER
DOROTHY’S HOUSE and THE LAND OF OZ

we have fun
and you’re always invited

PANCAKE DAY and HALL OF FAME
ROADS TO ROAM • SEASONAL HUNTING

1-800-LIBERAL
www.visitliberal.com
From the delectable style of Art, the tastiness of International Foods, to the colorful Festivals and Celebrations...Garden City has something for everyone! We hope you make Garden City/Finney County your travel destination.
EXPLORE

BIKE

SHOP

GO DOWN

BE REFRESHED

BE ART-Y

LIVE GREEN

EAT

GREENSBURG
KANSAS

visitgreensburgks.com

Discover our small town reimagined
TO: Mayor and City Council
SUBJECT: 2012 International Residential Code
PREPARED BY: City Clerk, Christy Pyatt

Background:
In May 2007 the Council adopted the 2003 International Residential Code (IRC), giving contractors a minimum building standard for single and two-family residential construction. Prior to the tornado disaster the only adopted building code the City had was the International Building Code, which is primarily for commercial development. The City continues to operate off of the 2003 IRC.

The International Code Council produces an updated code every 3 years. (Lists of items changed in the 2009 and 2012 editions are provided in your packet. A summary list of changes from 2003 to 2006 was not readily available.) Licensed contractors test on these codes when they renew their certifications. Most jurisdictions with active building departments have adopted the 2012 or 2015 IRC. Sedgwick County, where many contractors test, recently adopted the 2018 IRC. Contractors are building to those standards, causing the 2003 IRC to become obsolete. Smaller communities tend to allow the more active jurisdictions to adopt the most current codes first and determine any amendments that need to be made for their area. Once most of the “bugs” have been worked out, smaller jurisdictions (Park City, Andale, Garden Plain, etc) tend to review the amendments of larger jurisdictions and make any necessary adjustments prior to adopting a more current code themselves.

Staff has been working with our former Building Official, Robert Walker (currently with Park City), who recommended we adopt the 2012 IRC. Over the past two years, Staff and Walker have reviewed amendments to the code that other communities have made and created a list of amendments that would make the 2012 IRC more applicable to our community. A list of recommended amendments is provided in your meeting packet.

Analysis:
The following is a summary or recommended amendments to the 2012 IRC, making the code more applicable to our community.

- **Section R102** – Amend references to supplementary codes adopted by the City.
- **Section R105** – Amend list of items that do not require a permit so as to match current practices and the adopted Sustainable Land Development Code.
- **Section R107** – Amend code giving direction for the establishment of temporary power during construction.
- **Section R112** – Delete entire section that creates a Board of Appeals. City Code 4-206c provides for a Board of Appeals.
- **Section R113** – Add “Classification of Violations and Schedule of Fines” to match those adopted in the Sustainable Land Development Code. Add “Effect of Permit”, allowing the building official to require the correction of errors in plans or
specifications or to prevent construction operations being carried on in violation of the adopted codes of the city.

- **Section R301.5** – Amend the table of “Minimum Uniformly Distributed Live Loads” to make it more uniform.
- **Section R302.1** – Amend “Fire-Resistant Construction” to remove requirement that accessory buildings and dwellings to have automatic sprinkler systems. Also, add exterior walls of buildings constructed adjacent to a zero lot line to the exemption list.
- **Section R303.3** – Amend “Light, Ventilation and Heating” in bathrooms section to read out of the mechanical section of this code, rather than have it fall under the Uniform Mechanical Code.
- **Section R309.5** - Delete section requiring private garages be protected by automatic fire sprinklers.
- **Section R310** – Amend dimensions listed for emergency escape and rescue openings. The proposed amendments were tested by firefighters with packs on. The amendments also allow for the use of a variety of window manufacturers.
- **Section R311** – Amend portions of “Means of Egress”, specifically floor elevations at the required egress doors, floor elevations for other exterior doors, and stair treads and risers,
- **Section R312.1.3** – Amend guard opening limitations to simplify regulations for the construction of railings for fall protection.
- **Section R313** – Delete portions that require automatic fire sprinkler systems while retaining the portion that gives direction for the design and installation of a system, if one is desired by the home owner.
- **Section R318** – Delete portions that would make the City responsible for subterranean termite control methods.
- **Section R405.1** – Delete the requirement for foundation drainage around concrete or masonry foundations. Walker recommended the City not be responsible for inspecting drainage that is installed around a foundation. He says that drainage is not an issue here and that builders generally install it regardless of if it is required or not. Removal of this section would make the installation of drainage up to the owner and the builder.
- **Section R807.7** – Amend to requiring an attic access to buildings with combustible ceiling or roof construction if the attic area exceeds 120 sq. ft, rather than an area greater than 30 sq. ft.
- **Appendix G** – Should be adopted, but must be specifically adopted in the ordinance.
  - **Section AG105.5** – Amend to include outdoor swimming pools with spas and hot tubs that can be exempt from provisions of the appendix if they have a safety cover that complies with ASTM F 1346.

Staff also recommends amended section 4-202 of the Code of the City of Greensburg from requiring 3 hard copies of the code in the office to only requiring 1 hard copy. The code is available online, and hard copies cost $107 each.

**Staff Recommendation:** Review recommended amendments to the 2012 IRC and direct staff to draft an ordinance to adopt the code, Appendix G, recommended amendments, and the change the number of required hard copies retained in the office.

**Attachments:** Lists of significant changes for 2009 and 2012 IRC; recommended amendments to the 2012 IRC
<table>
<thead>
<tr>
<th>Section/Topic</th>
<th>2006 IRC</th>
<th>2009 IRC</th>
<th>Notes/Additional Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Scope and Administration (Chapter 1)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R101.2 Modification: 'Grade Plane' replaces the word 'grade' in determining the story limitations.</td>
<td>IRC provisions applies to 1-2 family dwellings &amp; townhouses not more than 3 stories above grade.</td>
<td>Grade plane is an average of the finished ground level measured at the lowest point within 6 feet of the exterior wall. In practice new language will not change the outcome in most cases.</td>
<td></td>
</tr>
<tr>
<td>R101.2 Addition: A new exception allows a mix of residential &amp; non-residential uses.</td>
<td></td>
<td>Requires fire suppressions per 419.5 of the IBC.</td>
<td></td>
</tr>
<tr>
<td>R105.2 Modification: The floor area for accessory structures that are exempt from permits has increased from 120 to 200 sq. ft.</td>
<td>The permit exemption was reduced to 120 sq. ft. due to concerns about building garages.</td>
<td>The permit exemption went back to 2003 standards.</td>
<td>Unattached decks 200 sq. ft. or under &amp; not serving as required exit door &amp; not more than 30 in. above grade do not need a permit.</td>
</tr>
<tr>
<td>R105.2 Modification: The code now provides a list of electrical repairs &amp; installations considered sufficiently routine to forgo permitting &amp; inspection as previous language was deemed too vague &amp; subjective.</td>
<td>Electrical – A permit shall not be required for minor repair work.</td>
<td>Electrical: 1. Listed cord and plug connected temporary lighting. 2. Reinstallation of attachment plug receptacles but not the outlets therefore. 3. Replacement of branch circuit overcurrent devices of the required capacity in the same location. 5. Electrical wiring, devices appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.</td>
<td>Minor repair work remains in the list giving discretion to the building official to make a determination.</td>
</tr>
<tr>
<td>R106.1.1 Modification The code now lists specific wall bracing information to be included on drawings or other construction docs.</td>
<td>Requiring wall bracing details on construction drawings ensures that bracing is being considered during the design &amp; review process. The builder will also readily see what is required. Foundation &amp; attachment details must be identified.</td>
<td>As with other submittals, the building official is authorized to decide if such information is necessary for a particular project.</td>
<td></td>
</tr>
<tr>
<td><strong>Definitions (Chapter 2)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R202 Addition: Attic definition has been revised &amp; a new definition for habitable attic has been added in order to be more inclusive.</td>
<td>The unfinished space between the ceiling joists of the top story &amp; the roof rafters.</td>
<td>The unfinished space between the ceiling assembly of the top story and the roof assembly. Attic, Habitable: A finished or unfinished area, not considered a story, complying with the following: 1. Occupiable floor area is at least 70 square feet. 2. Occupiable floor area has Habitable attics are not considered a story, but must meet minimum room size &amp; ceiling height requirements, require a smoke detector, emergency escape and rescue opening and means of egress complying with R311.</td>
<td></td>
</tr>
</tbody>
</table>
### Definitions for labeled & listed have been revised for clarity & consistency.

- **SIP** – Factory fabricated panels of solid core insulation with structural skins of oriented strand board (OSB) or plywood.
- **SIP** – A structural sandwich panel that consists of a light-weight foam plastic core securely laminated between 2 thin, rigid wood structural panel facings.

**R202 Modification:**

The code now clarifies that the testing laboratory or testing agency must be nationally recognized.

**R202 Addition:**

IRC now includes prescriptive methods of construction using structural insulated panels (SIPs) with new definitions.

<table>
<thead>
<tr>
<th>Building Planning (Chapter 3)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>R301.1.1 Modification:</strong> The IRC now recognizes a recently developed standard for log construction &amp; the reference standard for cold formed steel framing has been updated.</td>
</tr>
<tr>
<td>2 – American Iron &amp; Steel Institute (AISI) Standard for Cold Formed Steel Framing (COFS/PM) with Supplement to Standard for Cold-Formed Steel Framing – Prescriptive Method for 1 &amp; 2 Family Dwellings.</td>
</tr>
<tr>
<td>The prescriptive methods for cold-formed steel framing now apply to 3 story buildings – an increase from an allowable 2 stories in the previous standard &amp; the 2006 IRC &amp; are consistent with the height limits of conventional wood frame construction.</td>
</tr>
</tbody>
</table>

**R301.2.1.1 Modification:** The IRC now recognizes structural insulated panel (SIP) construction for high wind areas – bringing the list of design alternatives to 6.

| 1 - American Forest & Paper Association (AF&PA) Wood Frame Construction Manual for 1-2 Family Dwellings (WCFM); or |
| The prescriptive methods for cold-formed steel framing now apply to 3 story buildings – an increase from an allowable 2 stories in the previous standard & the 2006 IRC & are consistent with the height limits of conventional wood frame construction. |

**R301.2.1.2 & Table R301.2.1.2**

| Protection of glazed openings for garage doors is now specifically required in windborne debris region. |
| The IRC required glazing only in windows to be protected from windborne debris and did not specifically address protection of glazing in garage doors. |
| When wood structural panels are used for any opening protection, they must be predrilled & the mounting hardware must be permanently attached to the building to ease installation. |

- **Cap Plate**
- **Core**
- **Facing**
- **Spline**
prescriptive methods for attaching wood structural panels now require additional anchors with greater embedment depth & resistance.

The testing of the garage door in accordance with ANSI/DASMA 115 is also used to determine compliance with the component and cladding loads of Table R301.2.

<p>| R301.2.1.5 and Table R301.2 (1) Addition: | To determine wind speedup engineered designs according to ASCE 7 may be required or one may use the simplified method to design for an increased basic wind speed based on the slope of the topographic feature in accordance with Table R301.2.1.5.1. | The provisions for topographic wind speedup effects apply only where there are historical data of structural damage from such effects. These circumstances are most likely to occur in areas of the Pacific Northwest where there are dramatic changes in ground topography. |
| R301.2.2 Seismic Provisions Clarification | The seismic provisions have been rearranged in a sequential order to clarify when they apply. | The second confusing paragraph of the previous code was removed which had sent the user to provisions that applied to all SDCs. |
| R301.2.3 Snowloads Modification: Structural Insulated Panels (SIPs) have been added to the list of approved prescriptive construction methods that are limited to a maximum ground snow load of 70 psf. | The IRC now includes prescriptive requirements for construction with SIPs. Buildings located in areas where ground snow load exceeds 70 psf must be designed in accordance with accepted engineering practice. | For wood framed wall buildings with bracing in accordance with Tables R602.10.1.2(1) and R602.3(5), the wall stud clear height may be increased to 12 ft. without requiring an engineered design. |
| R301.3 Story Height Modification: Floor framing is now permitted to exceed 16 in. provided the overall story height is not exceeded. SIP bearing walls are limited to 10 ft. in height. | The code limited story height to the sum of the tabular value for stud wall height plus 16 in. for the floor framing height in order to limit story height, measured from the finished floor surface one 1 story to the finished floor of the next story. | For masonry walls, a maximum bearing wall clear height of 12 ft. plus a height of floor framing not to exceed 16 in. |
| Table R301.5 Minimum Uniformly Distributed Live Loads Modification: The definitions for deck and balcony have been removed &amp; the minimum uniform live load for balconies has been lowered. | The new language permits floor framing to exceed the 16 in. height limit provided the story height does not exceed 11ft. 7 in. For masonry walls, a maximum bearing wall clear height of 12 ft. plus a height of floor framing not to exceed 16 in. | A new defined term in the 2009 IRC, habitable attics are occupiable space between the uppermost floor/ceiling assembly &amp; the roof assembly. |</p>
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>R302.1 and Table R302.1 Fire Resistant Construction at Exterior Walls Modification: <strong>R302 has been renamed Fire-Resistant Construction &amp; pulls in related provisions from sections on separations, penetrations, and other fire-resistance requirements so that they reside in 1 section &amp; can be more easily located.</strong> All fire-resistance provisions have been reorganized &amp; placed into Section R302. Exterior walls requiring a 1 hour fire-resistance rating due to fire separation distance must now meet requirements of ASTM E 119 or UL 263. Fire separation distances no longer apply to buildings on the same lot – no separation distance or fire-resistance rating is required between detached structures on the same lot. Changes to the text of the various sections that are brought into R302 are minor &amp; editorial. This new exception does not apply to townhouses or detached garages less than 3 ft. from a dwelling.</td>
<td>Changes to the text of the various sections that are brought into R302 are minor &amp; editorial. This new exception does not apply to townhouses or detached garages less than 3 ft. from a dwelling.</td>
</tr>
<tr>
<td>R302.2 &amp; R302.3 Dwelling Unit Separation Modification: <strong>The dwelling unit separation provisions have been relocated from Section R317 to R302.</strong></td>
<td>The code now recognizes UL 263 as an equivalent test standard to ASTM E 119 for fire-resistance. A common 1 hour fire resistance rated wall satisfies the townhouse separation requirements. The 1 hour fire-resistance rating wall assembly is permitted if the walls do not contain plumbing, or mechanical equipment, ducts or vents in the cavity of the wall.</td>
</tr>
<tr>
<td>R302.4 Rated Penetrations for Dwelling Unit Separation Modification: <strong>The rated penetration provisions for dwelling unit separation have been relocated from Section R317 to Section R302.</strong></td>
<td>The exception to Section R302.4.1 permits penetrating items of specified metal pipe or conduit in 2 instances in lieu of a listed assembly or penetration firestop system. In the 1st instance, firestopping materials may be concrete, grout, or masonry. In the 2nd instance, the code now recognizes UL 263 as an equivalent test standard to ASTM E 119.</td>
</tr>
</tbody>
</table>

Construction, projections, openings & penetration of exterior walls of dwellings & accessory buildings shall comply with Table 302.1. These provisions shall not apply to walls, projections, openings or penetrations in walls that are perpendicular to the line used to determine the fire separation distance.

All fire-resistance provisions have been reorganized & placed into Section R302.

Changes to Table 302.1 clarify the application of the fire separation distance requirements.

302.3 - Detached garages accessory to a dwelling located within 2ft. of a lot line are permitted to have roof eave projections not exceeding 4 in.

302.3 – Foundation vents installed in compliance with this code are permitted.

The fire-resistance rating for the common wall between townhouses has been reduced from 2 hours to 1 hour as fire sprinklers are now required in all new townhouses.

Each townhouse shall be considered a separate building & shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1.

Each individual townhouse shall be structurally independent.

Dwelling units in 2 family dwellings shall be separated from each other by wall and/or floor assemblies having not less than 1 hour fire-resistance-rating when tested.

The 1 hour fire-resistance rating wall assembly is permitted if the walls do not contain plumbing, or mechanical equipment, ducts or vents in the cavity of the wall.
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Changes/Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>R302.5</td>
<td>Garage Openings &amp; Penetrations Modification: The dwelling/garage separation provisions in Sections R309.1 &amp; R309.2 of the 2006 IRC have been relocated to Section R302 with the other fire-resistant construction provisions.</td>
<td>R317.3.2 has been replaced with R302.4.1 and R302.4.2. Openings &amp; penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with Section R302.5.1 through R302.5.3. Penetration requirements reference the fireblocking provisions (previously R602.8) have been relocated to Section R302.11. R302.11 requires fireblocking to cut off all concealed draft openings &amp; to form an effective fire barrier between stories &amp; between a top story &amp; the roof space. The application of this change is to seal around openings of pipes, vents, cables, and wires penetrating the separation at the floor &amp; ceiling level. The provisions for door openings &amp; duct penetrations through the separation between the dwelling &amp; the garage have not changed.</td>
</tr>
<tr>
<td>R302.6</td>
<td>Garage Separation Clarification: The dwelling/garage separation provisions in sections R309.1 and R309.2 have been relocated to Section R302 with the other fire resistant construction provisions.</td>
<td>See Sections R309.1 &amp; R309.2. For clarification, the provisions requiring the application of gypsum board on the garage side of the separation from a dwelling have been placed in a new table &amp; the corresponding text has been deleted from Section R309.2. No technical change to the code is intended with this revision to place the garage/dwelling separation requirements in an easier to read table format.</td>
</tr>
<tr>
<td>R305.1</td>
<td>Minimum Ceiling Height Modification: Ceiling Height requirements have been reorganized for clarification.</td>
<td>Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 7 ft. The 7 ft. ceiling height now specifically applies to habitable space as defined in Section R 202, hallways, bathrooms, toilet rooms, and laundry rooms. Bathrooms shall have a minimum ceiling height of 6 ft. 8i n. at the center of the front clearance area for fixtures as shown in Figure R307.1. Provisions for lower ceiling heights in portions of basement used for utility &amp; storage have been moved to a separate subsection. For rooms with sloped ceilings, at least 50% of the required floor area of the room must have a Corridors have been removed from the list because the term is not relevant to buildings regulated by the IRC. The exception allowing beams &amp; girders to project below the required ceiling height has been removed.</td>
</tr>
<tr>
<td>R308.1 &amp; R308.3 Identification of Glazing &amp; Human Impact Loads Modification:</td>
<td>CPSC 16 CFR 1201 is a federal standard that mandates where &amp; when safety glazing material must be in architectural applications &amp; preempts any non-identical state or local standard.</td>
<td>The code now recognizes ANSI Z97.1 as an alternative test procedure to CPSC 16 CFR 1201 for safety glazing products not regulated by the federal standard.</td>
</tr>
<tr>
<td>R308.4 Hazardous Locations Requiring Safety Glazing Modification:</td>
<td>The 2006 IRC code identified 11 hazardous locations requiring safety glazing &amp; in a separate list, provided 10 exceptions, each of which applied to 1 or more of the hazardous locations.</td>
<td>Requirements for safety glazing at hazardous locations subject to human impact have been reorganized in an easy to use format.</td>
</tr>
<tr>
<td>R310.1 Emergency Escape &amp; Rescue Openings Modification:</td>
<td>Basements &amp; every sleeping room shall have at least 1 operable emergency escape &amp; rescue opening.</td>
<td>Habitable attics have been added to the locations requiring an emergency escape &amp; rescue opening.</td>
</tr>
<tr>
<td>R311 Egress Modification:</td>
<td>Stairways, ramps, exterior egress balconies, hallways &amp; doors shall comply with all sections of the code. All egress doors shall be readily openable in the direction of the egress. A door with a nominal size of 3ft. by 6ft 8in. satisfied the size requirements for the 1 required exit door.</td>
<td>The means of egress provisions have been reorganized in a systematic order to provide a better understanding of the requirements.</td>
</tr>
<tr>
<td>R311.7.2 Stairway Headroom Modification:</td>
<td>R311.5.2 states that the minimum headroom in all parts of the stairway shall not be less than 6 ft. 8 in. measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.</td>
<td></td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>The minimum headroom is measure above the usable area of the treads in an open stairway &amp; does not apply to the ends of treads where they project under the edge of the floor opening above.</td>
<td>R311.7.2 replaces R311.5.2. The code now more clearly states the intent that minimum stair headroom height is required above only the area where a person normally walks on the stair.</td>
<td></td>
</tr>
<tr>
<td>R311.7.2 replaces R311.5.2.</td>
<td>The exception states that where the nosing of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom a maximum of 4 ¾ in.</td>
<td></td>
</tr>
<tr>
<td>The code change permits stair openings &amp; support walls to be positioned in line in the vertical plane without creating any hazard.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R311.7.3 &amp; R311.7.4 Stair Treads &amp; Risers Modification:</td>
<td>See R311.5.3</td>
<td></td>
</tr>
<tr>
<td>New provisions defining the walk line intend to clarify the tread depth requirements for winders.</td>
<td>R311.7.3 replaces R311.5.3. The walk line across winder treads shall be concentric to the curved direction of travel through the turn &amp; located 12 in. from the side of where the winders are narrower. The 12 in. standard dimension shall be measured from the widest point of the clear stair width at the walking surface of the winder. If the winders are adjacent within the flight, the point of the widest stair width of the adjacent winders shall be used.</td>
<td></td>
</tr>
<tr>
<td>R311.7.4.1 replaces R311.5.3.1. For the purpose of this section all dimensions &amp; dimensional surfaces shall be exclusive of carpets, rugs, or runners.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The IRC now provides for measurement of stair risers before carpet is installed. Carpet is not regulated by the code but is commonly considered in measuring stair riser height. Carpet may not be installed at the time of the final inspection or initial occupancy.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A nosing is not required where the tread depth is a minimum of 11 in.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The opening between adjacent treads is not limited on stairs with a total rise of 30 in. or less.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
of adjacent treads & 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 3/8 in. Consistently shaped winders at the walk line shall be allowed within the same flight of stairs as rectangular treads & do not have to be within 3/8 in. of the rectangular tread depth. Winder treads shall have a minimum tread depth of 6 in. at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walk line shall not exceed the smallest by more than 3/8 in.

R311.7.4.3 replaces R311.5.3. The radius of curvature at the nosing shall be no greater than 9/16 in. Risers shall be vertical or sloped under the tread above the underside of the nosing above at an angle not more than 30 degrees from the vertical.

R311.7.7 Handrails Modification:
Transition changes are now permitted to exceed the maximum handrail height of 38 in.

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
</table>
| R311.7.7 | R311.7.7 replaces R311.5.6 with no change of text.  
R311.7.7.1 replaces R311.5.6.1 with no change of text. However, the use of a volute, turnout, or starting easing shall be allowed over the lowest tread. The other exception is that when handrail fittings or bendings are used to provide continuous between flights, the transition from handrail height at the fittings or bendings shall be permitted to exceed the maximum height.  
R311.7.7.2 replaces R311.5.6.2 with change of text.  
R311.7.7.3 replaces R311.5.6.3 with no change of text except for Type I handrails, which adds that edges shall have a minimum radius of .01 in. |
| R311.5.6 | An editorial change clarifies that Type I handrails must have rounded edges consistent with the description of Type II handrails. |

R312 Guards Modification:
The provisions for guards have been reorganized into 3 separate sections – required locations, height, and opening limitations – and the technical provisions revised for clarification & consistency in application.

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>See R312</td>
<td>Guards shall be located along open sided walking surfaces, including stairs, ramps, landings, that are located more than 30 in. measured vertically to the floor or grade below at any point within 36 in. horizontally to the edge of the open side. Insect screening shall not be considered as a guard.</td>
</tr>
<tr>
<td>Guards</td>
<td>The first section now only determines where guards are required &amp; gives an objective means for measuring the height of the walking surface above the grade below.</td>
</tr>
</tbody>
</table>
vertically from the nosing of the treads.

Porches & decks which are enclosed with insect screening shall be equipped where the walking surface is located more than 30 in. above the floor or grade below.

R312.2 Guard Opening Limitations – Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere of 4 in. or more in diameter. 2 exceptions are listed.

| R313 Automatic Fire Sprinkler Systems Addition:  |
| An automatic fire sprinkler system is now required in 1-2 family dwellings & townhouses. |
| An automatic fire sprinkler system installed in accordance with IRC Section P2904 or NFPA 13D is now required for 1-2 family dwellings & townhouses. |
| In 1-2 family dwellings the ruling will not take effect until Jan 1, 2011. |
| The new standards uses less water, may be taken from water wells, and do not need to be placed in every room. |

| R314 Smoke Alarms Clarification:  |
| New text clarifies the maintenance & supervision requirements for household fire alarm systems. |
| See R 313.1 |
| Reorganization of the smoke alarm provisions places all of the power requirements in 1 section and separates the alternative household fire alarm systems from the smoke alarm section. |
| Section R314 replaces Section R313 with some editing. |
| Where a household fire warning system is installed using a combination of smoke detector & audible notification devices, it shall become a permanent fixture of the occupancy & owned by the homeowner. The system shall be monitored by an approved supervising station & be maintained in accordance with NFPA 72. |
| Exception 1 from the old R313.2.1 has been removed. |
| R314.4 replaces R 313.3 and says that smoke alarms shall be interconnected. It also takes away a section from the old ruling & replaces it with 2 exceptions. |
| The requirement in the 2006 IRC for the household fire alarm systems to operate if the panel was removed has been deleted & language added to clarify these provisions. Such a system cannot function if the fire alarm panel is removed. The added language ensures system reliability by requiring the system to be owned by the occupant & to be electronically monitored & maintained. |
### R315 Carbon Monoxide Alarms

**Addition:**

Carbon monoxide alarms in new dwellings & in existing dwellings are required when work requiring a permit takes place.

**R315.1**

States that for new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel fired appliances are installed & in dwelling units that have detached garages.

**R315.2**

States that where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel fire appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.

**R315.3**

Says that single station carbon monoxide alarms shall be listed as complying with UL 2034 & shall be installed in accordance with this code & the manufacturer’s installation instructions.

### R317.1 Locations for Protection Against Decay Modification:

Protection from decay is now required for wood siding & wall framing less than 2 in. above a concrete slab exposed to weather.

**R317.1**

Replaces 319.1 but with only 1 text change from no. 5 where the new provision is added in.

### R317.3 Fasteners & Connectors in Contact with Treated Wood Modification:

The fastener requirements have been expanded to include fasteners & connectors in contact with preservative-treated & fire-retardant-treated wood.

**R317.3.1**

States that fasteners for preservative-treated wood shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper with 2 exceptions given.

**R317.3.2**

States that fastenings

Changes to this section related to fasteners & connectors in contact with preservative treated wood intend to clarify the applicable reference standards & the minimum zinc coating weights for galvanized products. The standards are different for fasteners & connectors.
For wood foundations, shall be as required in AF&PA Technical Report No. 7.

R317.3.3 states that fasteners for fire retardant treated wood used in exterior applications or wet or damp locations shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. Fasteners other than nails & timber rivets shall be permitted to be mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum.

R317.3.4 says that fasteners for fire retardant treated wood used in interior locations shall be in accordance with the manufacturer's recommendations. In the absence of the manufacturer's recommendations, Section R317.3.3 shall apply.

R317.4 Wood/Plastic Composites Addition: A definition & specific requirements for manufactured wood/plastic composites are introduced into the IRC.

Wood plastic composites were used with the approval of the building official under the alternative materials & methods of construction provisions based on available data from the manufacturer & other sources such as ICC Evaluation Services (ES) reports.

R317.4 states that wood/plastic composites used in exterior deck boards, stair treads, handrails and guardrail systems shall bear a label indicating the required performance levels & demonstrating compliance with the provisions of ASTM D 7032.

R318.1 Subterranean Termite Control Methods Modification: When used for protection against termite damage, pressure-preservative-treated wood must now meet the location requirements for protection against decay in R317 in addition to the AWPA standards.

R318.1 replaces R320.1 with a few minor changes. The definition of naturally resistant wood has been removed from Section R318 & revised definitions for naturally durable wood & termite-resistant material have been placed in Section R202. Steel is now specifically recognized as being termite resistant.

Alaska yellow cedar & western red cedar have been included in the list of termite resistant woods.

R319.1 Address Numbers Modification: The IRC now prescribes the minimum size of address numbers & requires a contrasting background for visibility.

See R 321.1

R319.1 replaces 321.1. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 in. high with a minimum stroke width of ½ in. Where access is by means of private road & the building
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>R322</td>
<td>Flood Resistant Construction Modification: The code now directly references ASCE 24 for the design &amp; construction of buildings or structures in floodways &amp; coastal high hazard V zones. See R324.1 where the IRC previously referenced the IBC for design in flood prone areas. R322.1 replaces R324.1 where the IRC now specifically references ASCE 24. R322.1.1 states that ASCE 24 is permitted in coastal high hazard areas. R322.2 states the flood hazard areas that have been delineated as subject to wave heights between 1.5 ft. &amp; 3 ft. shall be designated as Coastal A Zones. R322.3.2 has added several new provisions in the elevation requirements, but deleted a few as well. The entire code change here is too extensive to be included here. Refer to Code Changes RB48-06/07, RB129-06/07, RB130-06/07, RB92-07/08, RB93-07/08, RB96-07/08, RB97-07/08, and RB100-07/08 in the 2009 IRC Code Changes Resource Collection.</td>
</tr>
<tr>
<td>R323</td>
<td>Storm Shelters Addition: Storm shelters must be constructed in accordance with the new ICC/NSSA-500 Standard on the Design &amp; Construction of Storm Shelters. Shelters conforming to the ICC-500 standard are designed to withstand impact from winborne projectiles that are common to high wind events.</td>
</tr>
<tr>
<td>R401.3</td>
<td>Surface Drainage Modification: Where it is not feasible to provide the prescribed fall of 6 in. within the first 10 ft. away from a foundation, the code includes new performance language requiring drainage away from the foundation without prescribing a slope. The 2006 IRC afforded an alternative to provide a 5% slope adjacent to the foundation &amp; to further direct the surface drainage with swales sloped not less than 2%. The revised exception provides performance language to achieve surface drainage without specifying minimum slopes. The intent is to allow as moderate a grade as possible to prevent slope instability &amp; erosion &amp; still drain surface water to an approved location. The performance criteria recognizes that the appropriate slope for the lot is a function of the combined ground frost &amp; moisture conditions, soil type, geological conditions, and local geographic conditions. The 2009 IRC maintains the minimum slope provisions of 25 (1/4 in. per ft.) for impervious surfaces within 10 ft. of the building.</td>
</tr>
<tr>
<td>Section</td>
<td>Modification</td>
</tr>
<tr>
<td>---------</td>
<td>--------------</td>
</tr>
<tr>
<td>R401.4 Soil Tests Modification:</td>
<td>The revised text defines the necessary criteria for requiring a soil test in more objective terms based on available scientific data.</td>
</tr>
<tr>
<td>R402.3 Precast Concrete Foundation Materials Modification:</td>
<td>Approved precast concrete foundations shall be designed &amp; installed in accordance with the provisions of this code and the manufacturer’s installation instructions.</td>
</tr>
<tr>
<td>R403.1.3.2 Seismic Reinforcing for Slabs-on-Ground with Turned Down Footings Modification:</td>
<td>The footings generally require a minimum of 1 No. 4 horizontal reinforcing bar continuous at the bottom of the footing. The exception allowed for greater reinforcing – 1 No. 5 bar or 2 No. 4 bars – located in the middle third of the footing depth.</td>
</tr>
<tr>
<td>R403.1.6 Foundation Anchorage Modification:</td>
<td>The code no longer allows wood plate anchorage to brick or solid masonry foundations. Anchor bolts must be placed in concrete or in the grouted cells of hollow concrete masonry units (CMUs). The bolting requirement for cold-formed steel bottom track has been removed in favor of references to applicable requirements for cold-formed steel framing. This deletion does not lessen the anchorage requirements for cold-formed steel framing. The applicable sections of R505.3.1 &amp; R603.1.1 are still reference for the anchorage requirements for cold-formed steel framing systems. In addition, such systems must conform to the requirements of AISI S230.</td>
</tr>
<tr>
<td>Paragraph</td>
<td>Paragraph</td>
</tr>
<tr>
<td>-----------</td>
<td>-----------</td>
</tr>
<tr>
<td>R403.4 Footings for Precast Foundations Addition: Prescriptive requirements for crushed stone footings supporting precast concrete foundations are now included in the code.</td>
<td>R403.4 Footings for precast concrete foundations shall comply with Section R403.4. R403.4.1 Clean crushed stone shall be free from organic, clayey, or silty soils. Crushed stone shall be angular in nature &amp; meet ASTM C 33, with the maximum size stone not to exceed ½ in. &amp; the minimum stone size not to be smaller than 1/16 in. Crushed stone footings for precast foundations shall be installed in accordance with Figure R403.4 (1) &amp; Table R403.4. Crushed stone footings shall be consolidated using a vibratory in maximum of 8 in. lifts. Crushed stone footings shall be limited to Seismic Design Categories A, B, &amp; C. R403.4.2 Concrete footings shall be installed in accordance with Section R403.1 &amp; Figure R403.4 (2).</td>
</tr>
<tr>
<td>Tables R404.1(1) through R404.1(3) Deletion: The prescriptive lateral restraints provisions for the top of concrete &amp; masonry foundation walls based on soil type, height of wall, and unbalanced backfill height have been removed from the code.</td>
<td>Deletion of these lateral restraint provisions brings the 2009 IRC into agreement with the 2000 &amp; 2003 editions. Proponents of removing the top of foundation wall lateral restraint provisions reasoned that the traditional prescriptive provisions for anchor bolts &amp; floor systems connections have performed well for many years without substantiated problems or failures.</td>
</tr>
<tr>
<td>R404.1 Concrete &amp; Masonry Foundation Walls Modification: The technical provisions for concrete foundation walls have been substantially revised &amp; are now separated from the masonry foundation provisions.</td>
<td>See 404.1 – in the 2006 IRC, the tables for removable form concrete walls required a yield strength of 60,000 psi (Grade 60) reinforcing steel, and the tables for ICF walls required 40,000 psi (Grade 40) steel.</td>
</tr>
</tbody>
</table>
more comprehensive. New provisions govern the location, cover, and continuity of reinforcement, lap splices & standard hooks, and installation of construction joints. The provisions also incorporate technical requirements for constructing concrete stem wall foundations not presently in the code.

The vertical reinforcement tables for both removable form concrete walls & ICF walls are now based on reinforcement steel with a yield strength of 60,000 psi (Grade 60). However, a new table provides more flexibility for the use of different bar sizes or grades of steel than specified in other tables.

The IRC now specifies the material & placement requirements for concrete mixing, delivery, aggregate size, proportioning, slump & consolidation (vibration). New requirements also specify approved materials for forms & form ties.

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>R404.5</td>
<td>Precast Concrete Foundation Walls Addition: This new section in the IRC requires engineering &amp; sets designs &amp; labeling requirements for precast foundation walls.</td>
</tr>
<tr>
<td>R404.5.1</td>
<td>The minimum performance design criteria in Section R404.5 do not favor or exclude any specific system, providing neutral &amp; nonproprietary requirements.</td>
</tr>
<tr>
<td>R404.5.2</td>
<td>the design &amp; manufacture of precast concrete foundation wall panels shall comply with the materials requirements of Section R402.3 or ACI 318. The panel design drawings shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed in accordance with Section R106.1.</td>
</tr>
<tr>
<td>R404.5.3</td>
<td>precast concrete foundation wall design drawings shall be submitted to the building official &amp; approved prior to installation. Drawings shall include Design Loading, Footing Design, Concentrated Loads &amp; their points of application, Soil-Bearing Capacity, Maximum Allowable Total Uniform Load, Seismic Design Category, and Basic Wind Speed.</td>
</tr>
<tr>
<td>R404.5.3</td>
<td>precast concrete foundation wall panels shall be identified by a certificate of</td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
</tr>
<tr>
<td>---------</td>
<td>-------------</td>
</tr>
<tr>
<td>R405.1.1 Precast Concrete Foundation Drainage Addition: <strong>Drainage pipe must be installed a minimum of 1 ft. beyond the edge of a wall to preserve the integrity of the effective bearing surface of the crushed stone footing.</strong></td>
<td></td>
</tr>
<tr>
<td>R405.1.1 – <strong>precast concrete walls that retain earth &amp; enclose habitable or useable space located below grade that rest on crushed stone footings shall have a perforated drainage pipe installed below the base of a wall on either the interior or exterior side of the wall, at least 1 ft. beyond the edge of the wall. If the exterior drainage pipe is used, an approved filter membrane material shall cover the pipe. The drainage system shall discharge into an approved sewer system or to daylight.</strong></td>
<td></td>
</tr>
<tr>
<td>The type &amp; location of the drainage pipe is instrumental in preserving the bearing capabilities of the crushed stone footing.</td>
<td></td>
</tr>
<tr>
<td>R406.4 Precast Concrete Foundation System Dampproofing Addition: <strong>Precast concrete basement foundations require panel joints to be filled &amp; sealed and the exterior below-grade surface to be dampproofed to prevent water intrusion into the below grade space.</strong></td>
<td></td>
</tr>
<tr>
<td>R406.4 – <strong>except where required by Section R406.2 to be waterproofed, precast concrete foundation walls enclosing habitable or useable spaces located below grade shall be dampproofed in accordance with Section R406.1.</strong></td>
<td></td>
</tr>
<tr>
<td>R406.4.1 – <strong>precast concrete foundation panel joints shall be sealed full height with a sealant meeting ASTM C 920, Type S or M, Grade NS, Class 25, Use NT, M, or A. Joint sealant shall be installed in accordance with the manufacturer’s installation instructions.</strong></td>
<td></td>
</tr>
<tr>
<td>The previous reference to Schedule 40 pipe manufactured in accordance with ASTM A 53 Grade B clearly defines the wall thickness &amp; strength properties required for steel pipe columns. The code still recognizes other steel columns that provide equivalent performance characteristics.</td>
<td></td>
</tr>
<tr>
<td>R407.3 Steel Columns Clarification: <strong>Steel Columns must be fabricated or not less than 3 in. diameter Schedule 40 pipe.</strong></td>
<td></td>
</tr>
<tr>
<td>The columns shall be restrained to prevent lateral displacement at the bottom end. Wood columns shall not be less than in nominal size than 4x4 in. and steel columns shall not be less than 3 in. diameter standard pipe or approved equivalent.</td>
<td></td>
</tr>
<tr>
<td>The new reference to Schedule 40 pipe manufactured in accordance with ASTM A 53 Grade B clearly defines the wall thickness &amp; strength properties required for steel pipe columns.</td>
<td></td>
</tr>
<tr>
<td>The previous reference to standard pipe for steel columns became unfamiliar to inspectors over time, resulting in a perceived inconsistent application of the requirement.</td>
<td></td>
</tr>
<tr>
<td>R408.1 &amp; R408.2 Underfloor Space Ventilation Modification: <strong>This change re-establishes a provision found in the 2003 IRC for reducing the require net area of ventilation openings to 1/1500 of the underfloor area where the ground is covered with a vapor retarder.</strong></td>
<td></td>
</tr>
<tr>
<td>See R408.1 - the 2006 IRC deleted a provision for reduced ventilation of crawl space where a vapor retarder covered the ground of the crawl space.</td>
<td></td>
</tr>
<tr>
<td>R408.1 – <strong>the minimum net area of ventilation openings shall not be less than 1 sq. ft. for each 150 sq. ft. of underfloor space area, unless the ground surface is covered by a Class I vapor retarder material. When a Class I vapor retarder material is used, the minimum net area of ventilation openings shall not be less than 1 sq. ft. for each 1500 sq. ft. of underfloor space area.</strong></td>
<td></td>
</tr>
<tr>
<td>Polyethylene sheeting is the most commonly used material to satisfy the requirement of Class I vapor retarder.</td>
<td></td>
</tr>
<tr>
<td>R408.2 – openings for underfloor ventilation now includes the exception that the total area of ventilation openings shall be permitted to be reduced to 1/500 of the underfloor area where the ground surface is covered with an approved Class I vapor retarder material &amp; the required openings are placed so as to provide cross ventilation of the space. The installation of louvers shall not be prohibited.</td>
<td>R502.2.2.1 &amp; Table 502.2.2.1 Table Deck Ledger Addition: Prescriptive methods for securely attaching a wood deck to the dwelling structure are now included in the IRC. Other than performance requirements that floors be capable of accommodating all loads &amp; the deck provisions of Section R502.2.2, the 2006 IRC contained no specific methods for attaching a deck to the structure. R502.2.2.1 prescribes support specifications for deck ledger connections to band joist &amp; all lag screws, bolts &amp; washers shall be hot-dipped galvanized or stainless steel. R502.2.2.1.1 the lag screws or bolts shall be placed 2 in. from the bottom or top of the deck ledgers &amp; between 2-5 in. from the ends. The lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger. R502.2.2.2 deck ledger connections not conforming to Table R502.2.2.1 shall be designed in accordance with accepted engineering practice. R502.2.2.3 the lateral load connection required by Section R502.2.2 shall be permitted to be in accordance with Figure R502.2.2.3.</td>
</tr>
</tbody>
</table>
### R505 Cold Formed Steel Floor Framing Modification:

The prescriptive provisions of cold-formed steel framing now apply to 3 story buildings. This section has been reorganized & modified to clarify the application of the code. New provisions, tables & figures provide more options for the design & construction of dwellings using the prescriptive cold-formed steel framing provisions.

---

### 2006 IRC had prescriptive provisions of cold-formed steel framing for up to 2 story buildings.

Section R 505 has undergone significant revision & updating to incorporate provisions of the new American Iron and Steel Institute (AISI) Standard for Cold-Formed Steel Framing – Prescriptive Method for 1-2 Family Dwellings (AISI S230-2007).

The most notable change is in the scope of application where the height limitation has increased from 2 story to 3 story buildings, consistent with the height limits of conventional wood frame construction.

Terminology has been updated throughout the text to reflect current usage by industry & to provide consistency in the code.

Many minor modifications improve the organization, clarity & usability of the code provisions.

In general the revisions provide more options for the design & construction of dwellings using the prescriptive cold formed steel framing provisions.

The tolerances for floor joists located in line with cold-formed steel studs have been revised to account for the special case of the bearing stiffener located on the back side of the joist.

Provisions concerning web holes & the web hole adjustments have been modified & placed into 1 location.

The code user now has the choice to reinforce nonconforming holes, or design nonconforming holes, patch nonconforming holes, or design nonconforming holes in accordance with accepted engineering practice.

Provisions for joist bracing & blocking have been divided into 4 distinct sections.

4 tables have been added detailing the design of clip angle bearing stiffeners in order to permit more options for the builder.

---

### Table 602.3(1) Fastener Schedule for Structural Members Modification:

Table R602.3(1) has been reorganized & updated to reflect currently accepted industry standards & manufacturer’s recommendations.

---

The fastening requirements for solid-sawn lumber framing members in R602.3(1) have been reorganized into 4 categories related to roof, wall, floor & beam/girder locations, and each condition has been given an item number.

The fastening requirements for ceiling joist & rafter tie connections to rafters have been deleted because these connection requirements appear in Table R802.5.1.9, Rafter/Ceiling Joist Heel Joint Connections.

The sheathing fastener schedule has been updated to reflect current industry recommendations & commonly used or available materials. Common nails are not recommended for attaching gypsum sheathing. The prescribed fastener spacing at the edges & in the field of gypsum sheathing panels is now 7 in. & matches the attachment.

The new format makes it easier to locate appropriate nailing requirements.
requirements for gypsum board used as wall bracing.

Wood structural panels with a thickness of 5/16 in. are no longer commonly available or used in construction. The minimum thickness of wood structural panels recognized in Table 602.3(1) is now 3/8 in.

<table>
<thead>
<tr>
<th>R602.3 &amp; Table R602.3(3) Wood Structural Panel Wall Sheathing Used to Resist Wind Pressures Modification: The component &amp; cladding wind load requirements of Section R301.2.1 &amp; Table R301.2(2) are now referenced in Section R602.3.</th>
<th>Table 602.3(3) provided the minimum thickness of wood structural panels attached to studs 16 in. &amp; 24 in. on center based on the panel floor &amp; roof span rating. Wood structural panel fastening requirements were located in Table 602.3(1).</th>
<th>Wood structural panels used as exterior wall sheathing must comply with the new Table 602.3(3), which now establishes minimum requirements for fastening, panel thickness, span ratings &amp; stud spacing based on designed wind speed &amp; wind exposure category. Because the changing language of Section R602.10 applies to all exterior walls regardless of the exterior wall type covering type, the reference to the wall bracing section for foam plastic sheathing was considered unnecessary &amp; has been deleted from Section R602.3.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Table 602.3(5) Size, Height &amp; Spacing of Wood Studs Modification: A habitable attic, a new defined term in 2009 IRC, is treated the same as a typical roof &amp; ceiling forming an attic in determining wood stud size &amp; spacing in Table R602.3(5).</td>
<td>Placement of habitable attics in the wood stud table clarifies that wood studs of a size, height &amp; spacing adequate for carrying a roof &amp; ceiling also are adequate for supporting a habitable attic. Footnote d places a limitation of 32 ft. for the roof span when using 2x4 studs to support a habitable attic. For greater roof spans, the code requires not less than 2x6 studs or an engineered design.</td>
<td></td>
</tr>
<tr>
<td>R602.6.1 Drilling &amp; Notching Top Plate Modification: When a metal tie is required across the opening of a notched or drilled top plate, the tie must now extend at least 6 in. beyond each side of the opening</td>
<td>At least 16d nails were required to fasten the tie on each side of the opening &amp; the minimum length of the tie was not specified. To reduce the possibility of splitting the wood plate, the length of the nails used to attach the metal tie has been reduced from 3 1/2 in. to 1 1/2 in &amp; a tie of sufficient length to extend at least 6 in. beyond the opening on each side is now prescribed. Nails must have a minimum diameter of .148 in. Though a 10d nail is 3 in. long, the intent of this change is that 1 1/2 in. long nails with a diameter equivalent to 10d common nails (.148 in.) provide adequate shear capacity &amp; satisfy the requirement.</td>
<td></td>
</tr>
<tr>
<td>R602.10 Braced Wall Lines &amp; Braced Wall Panels Modification: The wood frame wall bracing provisions of Section R602.10 have been entirely rewritten to provide technical accuracy &amp; clarity.</td>
<td>IRC 2006 definitions were circular in that they used the other term in the definition – a braced wall line was a series of braced wall panels &amp; a braced wall panel was a segment of a braced wall line. It distinguished between exterior &amp; interior braced wall lines. This led some to believe that the interior braced wall lines had to begin &amp; end inside the building. The code was silent on mixing various types of bracing methods on the same building, though the practice of mixing methods was very common. The code no longer differentiates between exterior &amp; interior braced wall lines. The terms braced wall line &amp; braced wall panel are more precisely defined. By introducing the term intermittent bracing to define the use of isolated wall panels within a braced wall line, the code now clearly distinguishes the 3 separate paths for compliance with the bracing requirements – the prescriptive methods using intermittent braced wall panels or continuous wall sheathing, or bracing in accordance with an engineered design. Many of the changes are the result of work by the ICC Ad Hoc Committee on Wall Bracing including engineering analysis of the prescriptive methods used to resist lateral seismic &amp; wind forces. In a structural sense, all braced wall lines act in the same way regardless where they are located. By inserting the exemption from R301.2.2 (Seismic requirements) into the beginning of Section R602.10, the code clarifies the application of wall bracing provisions for 1-2 family</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The code now also specifically allows mixing of methods between stories & from one wall line to the next. Different bracing methods are also permitted within the same wall line in SDCs A, B, & C only.

| R602.10.1.2 Length of Wall Bracing Modification: Lateral bracing requirements related to wind loads & seismic loads have been placed in separate tables. The greater tabular value from the 2 tables based on the building location applies. | The amount of bracing was expressed as a percentage of the braced wall line. | The amount of bracing is now expressed as length in feet. After all adjustments are made, the minimum total length of bracing in a braced wall line must be at least 48 in. |
| Walls perpendicular to the braced wall line do not count toward the bracing amount required in the direction of the braced wall panels that are subjected to wind uplift. | Seismic loading is predominantly proportional to the length of the braced wall line, but the wind loading is proportional to the wall line spacing, the height of the walls, and the height of the roof relative to the eaves. Accordingly values in the seismic table are a function of braced wall line length, and values in the wind table are a function of braced wall line spacing. |
| A footnote to the wind bracing table permits the required bracing length for methods other than let-in-bracing in 1 story or the top story of 2 or 3 story buildings to be reduced when tie down devices are provided at braced wall panels. |

R602.10.13 Angled Corners of Braced Wall Lines Addition: This new section allows angled wall segments to contribute to the amount of wall bracing in a braced wall line.

| This change permits angled walls up to 8ft. long & no more than 45 degrees out of plane of the braced wall line to be included in the amount of required bracing. |

R602.10.1.4 Braced Wall Panel Location Modification: The location requirements for braced wall construction are now grouped together in a

<p>| The 2006 IRC permitted a maximum inset distance to 12.5 ft. from both ends of a braced wall line, provided the amount of bracing satisfied the percentage |
| The 2009 IRC limits the combined total inset distance to 12.5 ft. while still allowing inflexibility to inset a panel a distance of 12.5 ft. from 1 end. |
| The change is a result of concerns that 1 4ft. braced wall panel installed in the center of a 25ft. long braced wall line would not provide |</p>
<table>
<thead>
<tr>
<th>Requirement</th>
<th>Clarification/Modification</th>
<th>Adequate Bracing Even if It Satisfied Minimum Bracing Length Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>R602.10.1.5 Braced Wall Line Spacing for Seismic Design Categories D0, D1 &amp; D2</td>
<td>This change expands the exception to permit wall line spacing of 35ft. for buildings in Seismic Design Categories D0, D1 &amp; D2 subject to adjustment factors to provide an amount of bracing adjusted to be equivalent to the 25ft. spacing requirements.</td>
<td>The change does not reduce the seismic resistance but allows the same building plans to be used in Seismic Design Categories D0, D1 &amp; D2 as are used in Seismic Design Category C when the appropriate bracing adjustments are applied.</td>
</tr>
<tr>
<td>R602.10.2 Intermittent Brace Wall Panel Construction Methods Modification</td>
<td>The code now uses the term ‘intermittent’ to describe bracing methods utilizing isolated braced wall panels &amp; to clearly differentiate these methods from continuous sheathing methods.</td>
<td>The new tabular format is intended to make it easier for code users to understand the options available. The reorganization &amp; labeling intend to clarify the prescriptive bracing provisions &amp; the 2 distinct paths for compliance – intermittent &amp; continuous methods – to promote more consistent application.</td>
</tr>
</tbody>
</table>

**Table 602.10.2**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Clarification/Modification</th>
<th>Adequate Bracing Even if It Satisfied Minimum Bracing Length Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>R602.10.11.1 the 2006 IRC permitted an increase to 35ft. braced wall line spacing for only 1 large room not exceeding 900 sq. ft.</td>
<td>The new exception allows spacing up to 35ft. throughout the building by increasing the amount of braced wall panels in the braced wall line. This exception also places limits on length-to-width ratio for the roof and floor diaphragms to ensure lateral loads are adequately transferred to the braced wall lines &amp; increases the fastening for top plate splices to account for the increased span of the diaphragm.</td>
<td>The change does not reduce the seismic resistance but allows the same building plans to be used in Seismic Design Categories D0, D1 &amp; D2 as are used in Seismic Design Category C when the appropriate bracing adjustments are applied.</td>
</tr>
<tr>
<td>R602.10.3 Minimum Length of Brace Wall Panels Modification: The code now recognizes braced wall panels less than 48 in. but not less than 36in. in length in Seismic Design Categories A, B &amp; C.</td>
<td>R602.10.4 was inconsistent in terminology, expressing such braced wall panel measurements as width, length or percentage of the braced wall line. R602.10.3 replaces &amp; modifies the 2006 R602.10.4. The amount of bracing is now expressed as the minimum total length of braced wall panels measured in the direction of the braced wall line. In most cases, the length of the braced wall panel in the 2009 IRC is equal to the actual length of the braced wall panel in the horizontal direction, provided it is not less than 48 in. The added text in Section R602.10.3 mirrors the footnotes of the referenced tables in advising that the amount of gypsum board required by the applicable table must be doubled when gypsum board is applied to only 1 side.</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>R602.10.3.2 Method ABW – Alternate Braced Wall Panels Modification: A new figure replaces much of the text in this section to more clearly illustrate the construction details for alternate braced wall panels, now described as bracing method ABW.</td>
<td>R602.10.6 alternate braced wall panels shall be constructed in accordance with Sections R602.10.6.1 &amp; R602.10.6.2. R602.10.3.2 replaces &amp; modifies the 2006 R602.10.6. The construction details for minimum materials, concrete reinforcement, hold-downs, anchoring, fastening &amp; splicing are more clearly illustrated in drawing form rather than detailed code language. Much of the text of this section has been deleted in favor of the new figure without making technical changes to the method of construction. Alternate braced wall panel construction (ABW), is 1 of the more complicated provisions in the wall bracing section. Other editorial changes to this section reflect the preferred terminology in an effort to provide accuracy &amp; consistency.</td>
<td></td>
</tr>
<tr>
<td>R602.10.3.3 Method PFH – Portal Frame with Holds-Down Modification: The alternate bracing method for a braced wall panel adjacent to a door or window opening, typically used at large overhead garage door openings, is now known as portal frame with holds-down (Method PFH).</td>
<td>R602.10.6.2 Alternate Braced Wall Panel Adjacent to a Door or Window Opening. R602.10.3.3 replaces &amp; modifies the 2006 R602.10.6.2. The braced wall segments in Figure R602.10.6.2 are now labeled as ‘portal frames,’ a term that more accurately describes the configuration, prompting a change to designate this method of bracing as portal frame with holds-down (Method PFH). The text describing the materials &amp; connection details has been deleted in favor of Figure As with alternate braced wall panels (ABW), bracing method PFH provides equivalent strength to standard 48in. braced wall panel through very specific reinforcing &amp; connection details. The lengthy text describing those details was viewed as cumbersome &amp; confusing and has been deleted in favor of the line drawing illustration.</td>
<td></td>
</tr>
</tbody>
</table>
R602.10.4 Continuous Sheathing Modification:  
The code now recognizes the practice of mixing intermittent bracing methods with the continuous sheathing method. The continuous sheathing method of bracing has undergone extensive revision & expansion to provide more flexibility in the design of & construction of dwellings.

R602.10.5 Length Requirements for Braced Wall Panels in a continuously sheathed wall did not clearly explain that continuous sheathing was a separate path from isolated wood structural panels for compliance with bracing provisions.

Table R602.10.5 computed the panel length required based on the height of the adjacent door or window & the applicable maximum height to length aspect ratio.

R602.10.4 replaces & modified the 2006 R602.10.5.

In an effort to clearly differentiate intermittent from continuous bracing methods, the continuous sheathing provisions are no longer tied to wood structural panel bracing method WSP (formerly method 3).

Table R602.10.5 has been deleted & the minimum total length of braced wall panels for continuous sheathing appears in the applicable column of either Table R602.10.1.2(1), when wind controls, or Table R602.10.1.2(2), when seismic controls. The tabular value is no longer based on adjacent opening heights expressed as a percentage of wall heights.

Amounts of required bracing are expressed as the length of braced wall panels in feet rather than a percentage of the braced wall line.

The expanded Section R602.10.4 established 3 separate & distinct methods for bracing with continuous sheathing & assigns to the table for intermittent sheathing methods. The alternates for wood structural panel adjacent to garage openings (CS-G) & continuous portal frame (CS-PF) were developed from the footnotes that appeared in the 2006 IRC Table R602.10.5.

Section 602.10.4 requires continuous wood structural panel sheathing on all sheathable surfaces on 1 side of braced wall lines of exterior walls. This change permits other bracing methods to be used at other braced wall lines at any story.

The code clarifies the requirements for a minimum 24
| R602.10.6 & R602.10.7 Braced Wall Panel Connections & Support Modification: |
| Requirements for braced wall panel connection to wood framing have been revised & the code now recognizes masonry stem wall construction for supporting braced wall panels & prescribed reinforcing when those walls are 48 in. or less in length. |

Masonry stem walls were not addressed in relation to bracing in previous editions of the IRC. In particular, the absence of language addressing portal frame panels supported masonry stem walls, as sometime occur at garage doors & slab on grade conditions, has resulted in inconsistent application of the code.

R602.10.6 Braced wall panels shall be connected to floor framing or foundations as follows:
1. Where joists are perpendicular to a braced wall panel above or below, a rim joist, band joist or blocking shall be provided along the entire length of the braced wall panel in accordance with Figure R602.10.6(1). Fastening of top & bottom wall plates to framing, rim joist, band joist and/or blocking shall be in accordance with Table R602.3(1).
2. Where joists are parallel to a braced wall panel above or below, a rim joist, end joist or other parallel framing member shall be provided directly above & below the braced wall panel in accordance with Figure R602.10.6(2). Where a parallel framing member cannot be located directly above & below the panel, full-depth blocking at 16 in. spacing shall be provided between the parallel framing members to each side of the braced wall panel in accordance with Figure R602.10.6(2). Fastening of blocking & wall plates shall be in accordance with Table R602.3(1) & Figure R602.10.6(2).
3. Connections of braced wall panels to concrete or masonry shall be in accordance with Section R403.1.6.

R602.10.7 Braced wall panel support shall be provided as follows:
1. Cantilevered floor joists, supporting braced wall lines, shall comply with Section R502.3.3. Solid blocking shall be provided at the nearest bearing wall location. In Seismic Design

The new connection details apply to buildings located in SDC D0, D1 or D2 or areas with wind speeds of 100 mph or greater, or when the roof member heel height exceeds 91/4in.

The change also clarifies that these bracing connection requirements apply to the individual braced all panel segments, not the entire braced wall line.

New figures illustrate the connection options to ensure proper installation without compromising the lateral load resisting capacity.

New text also recognizes floor joist cantilever conditions to support braced wall panels consistent with the requirements of Section R502.3.3.
Categories A, B & C, where the cantilever is not more than 24 in. a full height rim joist instead of solid blocking shall be provided.

2. Elevated post or pier foundations supporting **braced wall panels** shall be designed in accordance with accepted engineering practice.

3. Masonry stem walls with a length of 48 in. or less supporting **braced wall panels** shall be reinforced in accordance with Figure R602.10.7. Masonry stem walls with a length greater than 48 in. supporting **braced wall panels** shall be constructed in accordance with Section R403.1

**Braced wall panels** constructed in accordance with Sections R602.10.3.2 & R602.10.3.3 shall not be attached to masonry stem walls.

**R602.10.8 Braced Wall Panel Joints Modification:**

The exception permitting horizontal joints without blocking in lower Seismic Design Categories has been deleted. The code now permits horizontal joints without blocking for panel sheathing except hardboard panel siding, provided the minimum required amount of bracing is doubled.

**R602.10.7 panel joints – all vertical joints of panel sheathing shall occur over, and be fastened to, common studs. Horizontal joints in braced wall panels shall occur over, and be fastened to, common blocking of a minimum 1 1/2 in. thickness.**

**R602.10.8 replaces & modifies the 2006 R602.10.7**

Blocking is now required for the horizontal joints of braced wall panel sheathing in all Seismic Design Categories. This change also clarifies that blocking is required only for the prescribed braced wall panels, not the entire braced wall line.

Blocking at horizontal joints shall not be required in wall segments that are not counted as **braced wall panels**.

Where the bracing length provided is at least twice the minimum length required by Tables R602.10.1.2(1) & R602.10.1.2(2) blocking at horizontal joints shall not be required in **braced wall panels** constructed using Methods WSP, SFB, GB, PBS or HPS.

Gypsum board braced wall panels (Method GB) applied horizontally do not require attachment to horizontal blocking at the joints.

**R602.10.9 Cripple Wall Bracing Modification:**

This section has been relocated & the terminology updated to be consistent with other changes to Section R602.10.2 Cripple Wall Bracing according to Table R602.10.1.

**R602.10.9 replaces & modifies the 2006 R602.10.2.**

Table R602.10.1 has been replaced by separate Tables R602.10.1.2(1) & R602.10.1.2(2).
<table>
<thead>
<tr>
<th>602.10. Required bracing is now measured as length in feet rather than a percentage of the braced wall line &amp; is determined from the wind or seismic table, whichever is greater value.</th>
<th>for determining the total length of bracing to resist the predominant loads from either wind or seismic forces. The 8 types of bracing using isolated braced wall panels &amp; previously represented by numbers are now known as intermittent bracing methods &amp; have been relabeled with short abbreviations. Method WSP now represents wood structural panel bracing replacing the method 3 designation.</th>
</tr>
</thead>
<tbody>
<tr>
<td>R602.11 Wall Anchoring Clarification: Braced wall panel connections to wood framing at interior &amp; exterior wall locations have been consolidated in the appropriate connections provisions in Section 602.10.6.</td>
<td>R602.11 the framing &amp; connections details of buildings located in Seismic Design Categories D0, D1, and D2 shall be in accordance with Sections R602.11.1 through R602.11.3. Section 602.11 now includes only those provisions related to anchorage of the braced wall line to concrete &amp; masonry foundations. As part of the effort to reorganize the all bracing provisions of Sections 602.10 &amp; R602.11, redundant language has been removed &amp; all provisions related to braced wall panel connections to wood framing of floor &amp; roof/ceiling diaphragms are now located in Section R602.10.6. Section R 602.11, Wall Anchorage, consolidates requirements for anchoring the sill plate of the braced wall line to a concrete or masonry foundation. Reorganization of this section clarifies that Section R403.1.6 applies to the sill anchorage of braced wall lines for all buildings in Seismic Design Categories (SDC’s) A &amp; B, and for 1-2 family dwellings in SDC C. The anchorage provisions of Section 602.11.1 apply to all buildings in SDCs D0, D1 &amp; D2 and townhouses in SDC C. The stepped foundation provisions related to wall bracing do not apply to buildings sited in SDC A, B, or C. The code no longer differentiates interior from exterior braced wall panels or braced wall lines. Changes in this section are consistent with the effort to place seismic provisions in the section where they are applicable to make bracing provisions more user friendly and eliminate the need to thumb back &amp; forth throughout the code to locate requirements.</td>
</tr>
<tr>
<td><strong>Section</strong></td>
<td><strong>Modification</strong></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>R603 Steel Wall Framing Modification: Section R603 has undergone extensive revision &amp; expansion to clarify &amp; update the prescriptive provisions for cold-formed steel light frame wall construction. These changes correlate the requirements to those in the new referenced standard AISI S230, Standard for Cold-Formed Steel Framing – Prescriptive Method for 1-2 Family Dwellings, 2007 edition.</td>
<td>R603.1 General elements shall be straight &amp; free of any defects that would significantly affect structural performance. Cold-formed steel wall framing members shall comply with the requirements of this section.</td>
</tr>
<tr>
<td>R606.3 &amp; R606.4 Corbeled Masonry Modification: Section 606.3 has been divided into 3 subsections to clarify the masonry corbelling requirements. The code now specifically recognizes masonry units filled with mortar or grout as adequate for corbelling.</td>
<td>The 2006 IRC prescribed solid masonry units for corbelling. The 2009 IRC change recognizes that corbelled masonry units filled with mortar or grout act the same as solid units in supporting the construction above &amp; distribute the load as effectively as solid masonry units. The requirement to fill the hollow space behind the corbel with mortar or grout has been relocated to the foundation support provisions in Section R606.4. Solid masonry units are not always available, whereas units filled solid with mortar or grout can be readily made on the job site as they are needed, providing more flexibility to the builder.</td>
</tr>
<tr>
<td>R606.12.2.1 &amp; Table R606.12.2.1 Minimum Length of Masonry Walls Without Openings Addition: This change adds prescriptive requirements for minimum lengths of masonry walls to provide wall bracing.</td>
<td>The 2006 IRC did not address minimum lengths of masonry walls to resist lateral loads parallel to the wall. The 2009 IRC Section R606.12.2.1 &amp; Table R606.12.2.1 add prescriptive masonry wall bracing requirements for high Seismic Design Categories (SDCs). The new provisions apply to above grade masonry wall construction for townhouses located in Seismic Design Category (SDC) C &amp; all building sites in SDC D0, D1, or D2. The minimum solid wall length along exterior masonry wall lines was developed in part to correlate to the minimum length requirements for insulated concrete form (ICF) walls.</td>
</tr>
<tr>
<td>R611 Exterior Concrete Wall Construction Modification: Section R611 has been completely revised to reflect the provisions of the new referenced Portland Cement Association standard PCA</td>
<td>The 2006 IRC Section R612 referenced the design &amp; construction requirements of Section R611 for flat insulated concrete form (ICF) walls or ACI 318 with regard to above ground concrete wall provisions. The 2009 IRC merges &amp; correlated the conventionally formed concrete wall provisions with those of the ICF walls in the substantially revised provisions of Section R611.</td>
</tr>
</tbody>
</table>
| 100 Prescriptive Design of Exterior Concrete Walls for 1-2 Family Dwellings. Conventionally formed above ground concrete wall provisions have been integrated with the insulated concrete form (ICF) wall requirements. | The applicability limits of Section 611 are generally consistent with the limitations of PCA 100 for building plan dimensions, height, projections, and dead loads. Section R611 is limited to detached 1-2 family dwellings & townhouses located in SDC A or B, and detached 1-2 family dwellings in SDC C.

The limited provisions for concrete walls of buildings in high seismic areas that appeared in the 2006 IRC have been deleted but still appear in PCA 100. Townhouses in SDC C & all buildings in SDC D must now meet the requirements of PCA 100 or be designed in accordance with ACI 318.

Revised figures & tables for constructing flat, waffle-grid & screen-grid ICF wall systems appear in Section R611.5. Additional provisions are included for constructing these concrete walls based on concrete, aggregate, and steel reinforcement materials used. New provisions govern the location, cover & continuity of the reinforcement & installation of construction joints.

The prescriptive technical provisions for exterior concrete walls in R611.6 through R611.8 have been replaced entirely & reflect changes made to ACI 318 & ASCE 7. The new provisions cover horizontal & vertical reinforcement, reinforcement & shear wall (solid wall) requirements around openings & lintels over openings.

Section R611.9 has also been replaced with the revised details for connecting wood & cold formed steel framing assemblies to exterior concrete walls.

The IRC no longer includes prescriptive provisions for above ground concrete walls in high Seismic Design Categories (SDCs).

Section R612 has been deleted. |
| R612.2 Window Sills Modification: | The 2006 IRC required a 24 in. minimum window sill height when the opening is more than 72 in. above grade & referenced the ASTM F 2006 Standard Safety Specification for Window Fall Prevention Devices for Non-Emergency Escape & Release Mechanisms. | The 2009 change clarifies & updates & expands the information on the alternatives for fall prevention when the sill is lower than 24 in. above the floor – installing a barrier or limiting the dimensions of the window opening. With sills lower than 24 in. above the floor, barriers are required at the window opening that does not permit passage of a 4 in. diameter sphere. 

Window fall prevention devices installed on any window must conform to ASTM F 2090, thereby complying with the operation provisions for emergency escape & rescue openings in Section R310. The ASTM F 2006 Standard Safety Specification for Window Fall Prevention Devices for Non-Emergency Escape & Release Mechanisms is no longer referenced. | An opening limiting device installed on any window must have an emergency release device that is clearly identified & that operates without the need for a key, tool, or special knowledge. The code also limits the opening force of the release mechanism. |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Changes to Sections R612.2 through R612.4 clarify the child fall prevention alternatives to the minimum window sill height. In the 1st alternative, window fall prevention device replaces the term ‘guard’ as the barrier installed at operable windows with sills below 24 in. In the 2nd option, the code details the performance criteria for opening limiting devices, including provisions for emergency escape &amp; rescue opening.</td>
<td>The 2006 IRC includes prescriptive provisions recognizing structural insulated panels (SIPs) for exterior &amp; Interior wall bearing construction. Similar to the prescriptive provisions for cold-formed steel framing, SIP wall construction in accordance with R613 is limited to 1-2 story buildings not greater than 40 ft. wide by 60 ft. long with 10ft. wall heights &amp; sited in Seismic Design Categories A, B &amp; C. Maximum design wind speed is 130 mph in Exposure C &amp; maximum snow load is 70 psf. R613 contains prescriptive tables, materials specifications, bracing information &amp; construction details similar to those found in the wood &amp; cold formed steel framing &amp; concrete wall sections of the code. The minimum thickness of SIP for a particular application is determined in accordance with Tables R613.5(1) &amp; R613.5(2) based on building width, design wind speed, snow load &amp; elements being supported.</td>
<td>The new provisions are based on testing using industry developed minimum properties for panels, adhesives &amp; foam density. Tests included axial, shear &amp; transverse loads, all conducted in accordance with the recognized test methods in developing panel capacities.</td>
<td></td>
</tr>
<tr>
<td>R613 Structural Insulated Wall Panel Construction Addition: Prescriptive provisions for structural insulated panel (SIP) wall construction have been added to the code in a new Section R613.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R703 &amp; Table R703.4 Modification: Performance requirements for wind resistance have been added to the water resistance provisions of exterior wall covering systems in Section R703.1. Changes to Table R703.4 clarify the water resistive barrier requirements for various wall covering &amp; cladding systems &amp; update the fastening requirements to reflect current industry practices.</td>
<td>R703.1 General - exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.8. The exterior wall envelope shall be designed &amp; constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior veneer as required by Section R703.2. and a means of draining water that enters the assembly to the exterior. Protection against condensation in the exterior wall assembly shall be provided in accordance with Chapter 11 of this code.</td>
<td>The provisions for weather resistance in Section R703.1 have been broken into 2 subsections to recognize both water &amp; wind resistance for exterior wall covering systems. The water resistance requirements in this section remain unchanged. Section R703.1.2 provides a testing &amp; analysis of wind pressure resistance of all exterior covering systems, and references the component &amp; cladding wind load requirements of Table R301.2(2) &amp; R301.2(3). The change to Section R703.3.2 requires lap siding to be installed as recommended by the manufacturer. The omission of a water resistive barrier behind masonry veneer with a 1in. air space is no longer permitted by Table R703.4. The line item for ‘stone veneer’ has been deleted, the row for brick &amp; masonry veneer has been changed to ‘anchored veneer.’ Anchored veneer now includes brick, concrete, masonry &amp; stone that is secured to the structure with the code prescribed metal ties. Other changes included fastening requirements for wood structural panel siding &amp; vinyl siding to recognize current industry &amp; manufacturer’s recommendations &amp; rest reports.</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>R703.7.3 Lintels Modification: Steel lintels supporting masonry veneer above openings now require a shop coat of rust-inhibitive primer or other protection against corrosion. The 2009 IRC also provides an alternative prescriptive method for supporting veneer above measuring up to 18ft. 3 in. in length using a combination of a steel angle &amp; masonry with horizontal reinforcing.</td>
<td>R703.7.3 Lintels. Masonry - veneer shall not support any vertical load other than the dead load of the veneer above. Veneer above openings shall be supported on lintels of noncombustible materials &amp; the allowable span shall not exceed the value set forth in Table R703.7.3. The lintels shall have a length of bearing not less than 4 in.</td>
<td>Section R703.7.3 now specifically requires corrosion resistance for steel lintels to inhibit the development of rust &amp; protect the integrity of the masonry veneer. R703.7.3.1 The allowable span shall not exceed the values set forth in Table R703.7.3.1. The new section R703.7.3.2 provides a cost effective alternative to the existing steel lintel table for spanning large masonry veneer openings such as occur at overhead garage doors. These prescriptive provisions combine a steel angle with masonry veneer &amp; reinforcing above to form the noncombustible...</td>
<td></td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>-------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R703.7.4 Masonry Veneer Anchorage Modification:</td>
<td>The code now prescribes the minimum embedment &amp; cover dimensions for metal wall ties in the mortar of masonry veneer. The 2006 IRC specified the type, size &amp; spacing of the ties but lacked guidance on the embedment details. The new text completes the necessary prescriptive requirements for anchorage of masonry veneer &amp; provides consistency with ACI 530.1/ASCE 6/TMS 602 Specification for Masonry Structures (MSJC Specification). The code now prescribes a minimum embedment of 1 1/2 in. into the mortar or grout with not less than 5/8 in. cover on the face side of the veneer.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R703.11.1.1 &amp; R703.11.2 Vinyl Siding Addition:</td>
<td>Section R703.11.1 requires vinyl siding, soffit &amp; accessories to be installed with the manufacturer's installation instructions, requirements that have not changed in the 2009 IRC. To provide more guidance to the installer &amp; code user, the IRC now specifies that vinyl soffit must be attached to suitable backing or nailing strips. Section R703.11.1.2 has been added to improve wind resistance performance for vinyl siding applies over foam plastic sheathing, a common installation for meeting energy efficient requirements. The code now offers prescriptive fastening requirements for areas with a basic wind speed not greater than 90 mph &amp; a wind Exposure B condition. For basic wind speeds greater than 90 mph or locations in Exposure Category C or D, the design wind pressure rating of the exterior wall covering assembly is determined by applying a prescribed adjustment factor to a base value in the vinyl siding manufacturer's product specifications. The higher adjustment factor is based on wall assembly with gypsum board applied to the interior of the wall. The adjusted design pressure rating for the wall assembly must satisfy the component &amp; cladding requirements of Tables R301.2(2) &amp; R301.2(3).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R804 Cold Framed Steel Roof Framing Modification:</td>
<td>Section 804 has been extensively revised &amp; reorganized to clarify &amp; update the prescriptive provisions for cold-formed steel light frame roof construction. Applicability of the prescriptive methods has expanded to include 3 story buildings from 2 story. R804.1 – elements shall be straight &amp; free of any defects that would significantly affect their structural performance. Cold-formed steel roof framing members shall comply with the requirements of this section. All requirements concerning web holes &amp; web hole adjustments are now consolidated in 1 location. The code user now has the choice to reinforce nonconforming holes, patch nonconforming holes, or design nonconforming holes in accordance with accepted engineering practice. In place of uncoated steel thickness, the code now uses the current industry standardized thickness for structural members expressed as base steel thickness in thousandths of an inch. The changes reflect the provisions in the new referenced standard AISI S230, Standard for Cold-Formed Steel Framing – Prescriptive Method for 1-2 Family Dwellings 2007 edition.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
inch. Reference Gage No. is no longer used in referencing structural members & has been removed from the associated tables.

The in-line framing tolerance in Section R804.1.2 has been revised to account for the special case of the bearing stiffener located on the back side of the joist.

Section R804.3.1, Ceiling Joists, has been modified to include the latest provisions from AISI S230-07 & to improve the understanding of the application. Minimum ceiling joist size, ceiling joist bearing stiffeners, ceiling joist bottom flange bracing & ceiling joist splicing have been relocated into individual subsections to clarify the different requirements.

In similar fashion R804.3.2, Roof Rafters, places information for raft size, rafter support brace, rafter splice, rafter to ceiling joist & ridge member connection, & rafter bottom flange bracing into separate subsections.

Figure R804.3.2.1.2 has been added to clarify the new subsections on eave overhangs & rake overhangs.

The extensive changes to Section R804 also include new tables on roof rafter spans & for framing members & fastening requirements.

Wind exposure Category A has been deleted from the cold-formed steel provisions because it no longer exists is ASCE 7-05.

<table>
<thead>
<tr>
<th>R806 Attic Ventilation Modification:</th>
<th>The 2006 IRC required metal wire mesh to prevent insects from entering the ventilated area.</th>
<th>The minimum opening dimension has been reduced from 1/8 in. to 1/16 in.</th>
<th>The change recognizes that modern manufacturing techniques produce products with punched, slotted, or hidden ventilation openings that do not require traditional insect screening.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The attic ventilation requirements now permit methods &amp; materials other than wire mesh for protecting openings against the entry of insects.</td>
<td>The 2006 IRC required metal wire mesh to prevent insects from entering the ventilated area.</td>
<td>The minimum opening dimension has been reduced from 1/8 in. to 1/16 in.</td>
<td>The change recognizes that modern manufacturing techniques produce products with punched, slotted, or hidden ventilation openings that do not require traditional insect screening.</td>
</tr>
<tr>
<td>The minimum opening dimension has been reduced from 1/8 in. to 1/16 in.</td>
<td>The minimum opening dimension has been reduced from 1/8 in. to 1/16 in.</td>
<td>The change recognizes that modern manufacturing techniques produce products with punched, slotted, or hidden ventilation openings that do not require traditional insect screening.</td>
<td>The change recognizes that modern manufacturing techniques produce products with punched, slotted, or hidden ventilation openings that do not require traditional insect screening.</td>
</tr>
<tr>
<td>Vapor retarders are broken into 3 classes based on properties associated with the rate of restricting the passage of water.</td>
<td>Vapor retarders are broken into 3 classes based on properties associated with the rate of restricting the passage of water.</td>
<td>Vapor retarders are broken into 3 classes based on properties associated with the rate of restricting the passage of water.</td>
<td>Vapor retarders are broken into 3 classes based on properties associated with the rate of restricting the passage of water.</td>
</tr>
<tr>
<td>The provisions for unvented attic spaces have been rewritten for accuracy &amp; clarification.</td>
<td>The provisions for unvented attic spaces have been rewritten for accuracy &amp; clarification.</td>
<td>The provisions for unvented attic spaces have been rewritten for accuracy &amp; clarification.</td>
<td>The provisions for unvented attic spaces have been rewritten for accuracy &amp; clarification.</td>
</tr>
<tr>
<td>R807.1 Attic Access</td>
<td>Clarification:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------------</td>
<td>---------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Section R807.1 now</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>prescribes the methods to</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>measure the height of attics</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>requiring access &amp; the height above the attic access opening.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| The new text clarifies that measurements are taken from the framing members & not from the insulation. In determining attic height, the measurement is taken from the top of the ceiling joist or truss bottom chord to the bottom of the rafter or truss top chord. Conversely, the minimum clearance height above the attic access opening is measured from the bottom of the ceiling joist or truss bottom chord. |
| The other change to this section clarifies that access openings through a wall require a minimum height of 30 in. |
| The intent of this change is to resolve some confusion regarding the methods for measuring heights of attics & the required height above attic access, and to promote uniform application of the provisions. |

<table>
<thead>
<tr>
<th>R905.2 Asphalt Shingles</th>
<th>Modification:</th>
</tr>
</thead>
<tbody>
<tr>
<td>The changes to the asphalt shingle provisions clarify the attachment &amp; wind resistance requirements &amp; correlate to the applicable ASTM standards.</td>
<td></td>
</tr>
</tbody>
</table>

| R905.2 Asphalt shingles - the installation of asphalt shingles shall comply with the provisions of this section. |
| New tables provide asphalt shingle classifications based on design wind speed & whether the shingles are sealed in accordance with ASTM D 7158 or unsealed in accordance with ASTM D 3161. |
| The valley lining provisions have been revised to reference the appropriate standard for the use of self adhering polymer modified bitumen underlayment in a closed valley application. |
| The code now prescribes the minimum dimensions for step flashings. |
| Editorial changes improve the mandatory language. |

<table>
<thead>
<tr>
<th>R905.8.6 Wood shake Installation</th>
<th>Modification:</th>
</tr>
</thead>
<tbody>
<tr>
<td>To improve longevity, the minimum spacing between wood shakes has increased to 3/8 in.</td>
<td></td>
</tr>
</tbody>
</table>

| The 2006 IRC permitted keyway widths as small as 1/8 in. |
| The code now requires the space between adjacent wood shakes or keyway to be not less than 3/8 in. |
| The Cedar Shake & Shingle Bureau brought about this change. |

<table>
<thead>
<tr>
<th>R1001 &amp; R1003 Masonry Fireplaces &amp; Chimneys</th>
<th>Modification:</th>
</tr>
</thead>
<tbody>
<tr>
<td>The 2009 IRC adds minimum thickness, parging, &amp; lining requirements to the masonry fireplace smoke chamber provisions &amp; references the applicable standards.</td>
<td></td>
</tr>
</tbody>
</table>

| Masonry fireplace smoke chambers now specifically require protection from parging or clay flue liners able to withstand temperatures of 1800 degrees F. |
| The new text in this section also references the appropriate ASTM standards & intends to preserve the integrity of masonry fireplaces. |
| The references to protecting the cores of corbelled masonry units |
| The revised definition of masonry chimney provides consistency with language in the masonry fireplace & smoke chamber sections. |
The revised definition for masonry chimney clarifies that approved materials include both solid & hollow masonry units be grouted solid. These materials are consistent with those approved for masonry fireplaces in Section R1001.5, Firebox Walls, and R1001.8, Smoke Chamber.

Clay flue liners for masonry chimneys require a non water soluble refractory mortar in accordance with ASTM C 1283 & ASTM C 199.
<table>
<thead>
<tr>
<th>Section/Topic</th>
<th>2009 IRC</th>
<th>2012 IRC</th>
<th>Notes/Additional Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Scope and Administration (Chapter 1)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R105.2 Fences Exempt from Permit Modification: Fences up to 7 feet high are now exempt from permit requirements.</td>
<td>Fences not over 6 feet (1829 mm) high</td>
<td>Fences not over 7 feet (2134 mm) high. This will be governed by zoning, most will limit to 6'.</td>
<td>Change due to the fact that 6 foot boards are generally raised off the ground a few inches for typical wood fence installations.</td>
</tr>
<tr>
<td><strong>Definitions (Chapter 2)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R202 Definitions, Structural Composite Lumber Addition: Definitions for structural composite lumber have been added to Chapter 2.</td>
<td>Structural members manufactured using wood elements bonded together with exterior adhesives. Examples of structural composite lumber are: Laminated veneer lumber (LVL) Parallel strand lumber (PSL) Laminated strand lumber (LSL) Oriented strand lumber (OSL)</td>
<td>New provisions in the floor, wall, and roof framing chapters of the (IRC) recognize structural composite lumber and reference a new standard in the code, (ASTM D 5456-09)</td>
<td></td>
</tr>
<tr>
<td><strong>Building Planning and Construction (Chapters 3-10)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R301.2.1 Wind Design Criteria Modification: Revisions to the section titles and the text clarify the intent and application of the wind provisions. The prescriptive provisions related to wind loads apply to buildings in regions with a wind speed of less than 110 mph.</td>
<td>New map added to specify wind designs required and wind speed regions There are significant changes to the Seismic Design Category map [Fig R301.2(2)] despite not being noted in the Significant Changes book. This will impact a seismic design in Washington</td>
<td>Revisions to this section make it clear that the wind limitations only apply to elements of the building that resist wind loads.</td>
<td></td>
</tr>
<tr>
<td>R301.2.1.2 protection of Openings in Windborne Debris Regions Modification: Windborne debris regions are now defined in a new map.</td>
<td>Figure (Map) R301.2(4)C added Not significant to WA.</td>
<td>A new map delineates the various windborne debris regions in the hurricane-prone areas of the Atlantic and Gulf coasts.</td>
<td></td>
</tr>
<tr>
<td>R301.2.2 Seismic Provisions Clarification: The general rule and exception for application of the seismic provisions to buildings have been replaced by separate rules to clarify intent.</td>
<td>Seismic provisions and list created and Exceptions taken out. It is implied as accessory structures are subject to IRC req's.</td>
<td>Removed the exception and creating separate rules for one- and two-family dwellings and townhouses.</td>
<td></td>
</tr>
<tr>
<td>Table R301.5 Minimum Uniformly distributed Live Loads Modification: Terminology related to live loads has been updated with consistency with ASCE 7-10 and footnotes revised to clarify the application.</td>
<td>Live load information updated for uninhabitable attics with limited and without storage. Applies to stick-built and truss attics.</td>
<td>Attics other than habitable attics are now labeled uninhabitable attics for consistency with the 2010 edition of the ASCE 7 standard.</td>
<td></td>
</tr>
<tr>
<td>R302.1 Exterior Walls Modification: Minimum clearances to lot lines have been reduced from 5 feet to 3 feet for non-rated exterior walls when the dwelling is protected with a fire sprinkler system. 3 feet</td>
<td>Table R302.1(2) added Exterior Walls – Dwellings with Fire Sprinklers A footnote has been included in this new table that would appear difficult to track/enforce once a subdivision is completed. Would most likely be regulated in the plat.</td>
<td>2012 IRC permits non-rated walls that are not less than 3 feet from the lot line, which is the new threshold for exterior wall construction, projections, openings and penetrations. See Footnote (a), Table R302.1(2), developments with</td>
<td></td>
</tr>
<tr>
<td>Section</td>
<td>Modification</td>
<td>Exception</td>
<td>Clarification</td>
</tr>
<tr>
<td>---------</td>
<td>--------------</td>
<td>-----------</td>
<td>---------------</td>
</tr>
<tr>
<td>R302.2.2</td>
<td>Parapet Exception Modification: When a parapet is not installed, openings and penetrations of the roof are no longer permitted within 4 feet of the separating wall between townhouse dwelling units.</td>
<td>Exception statement added: No openings in the roof within 4 feet of the common walls. Important to note this is when parapet is not installed. The code specifically prohibits any openings in or penetrations through the roof in a location within 4 feet of the common wall separating the dwelling units.</td>
<td></td>
</tr>
<tr>
<td>R302.5.1</td>
<td>Garage Opening Protection Modification: Doors between garage and dwelling unit require self-closing devices</td>
<td>Text added: equipped with a self-closing device. It always used to be this way, this is a reversion to the 2006 IRC provisions.</td>
<td>Doors from the garage to the residence now require self-closing devices.</td>
</tr>
<tr>
<td>R303</td>
<td>Mechanical Ventilation Modification: When used for satisfying the ventilation requirements for dwellings, mechanical ventilation must now comply with new provisions in Section M1507 for whole-house ventilation of habitable rooms and local exhaust of bathrooms.</td>
<td>Adjustments to Exceptions for both R303.1 Habitable Rooms and R303.3 Bathrooms. R303.4 mechanical ventilation added. Definitions of Local Exhaust and Whole House Mechanical Ventilation System added.</td>
<td>The design criteria for mechanical systems have now been removed from the building planning provisions of Chapter 3 and new provisions have been added to section M1507. Mechanical Ventilation. Be sure to review SBCC amendments to M1507.</td>
</tr>
<tr>
<td>R303.5</td>
<td>Ventilation Intake Opening Modification: The minimum vertical clearance between a contaminant source of an outdoor air intake has increased from 2 feet to 3 feet.</td>
<td>2 feet (610 mm) Changed to 3 feet (914mm)</td>
<td>Intake openings should be located a sufficient distance from contaminated sources.</td>
</tr>
<tr>
<td>R308.4</td>
<td>Hazardous Locations for Glazing Clarification: The provisions for hazardous locations related to the installation of glazing has been reorganized for ease of use and consistent application. Each item has been placed in separate subsection and given descriptive title.</td>
<td>Subsections titled: Glazing in Doors Glazing Adjacent Doors Glazing and Wet Surfaces</td>
<td>Revisions to the text eliminate conflicts and ambiguous language, and bring IRC provisions into agreement with IBC requirements.</td>
</tr>
<tr>
<td>R308.4.5</td>
<td>Glazing and Wet Surfaces Clarification: Separate provisions regulating glazing near tubs and swimming pools have been consolidated into this one subsection section.</td>
<td>Subsection added Glazing and Wet Surfaces</td>
<td>Combined requirements for tubs and swimming pools into single subsection to remove redundant language regarding the application of safety glazing.</td>
</tr>
<tr>
<td>R308.4.6</td>
<td>Glazing Adjacent Stairs and Ramps Modification: The rule for the minimum height above a tread at the side of a stairway is now 36 inches to correspond to the height of a guard. Other</td>
<td>60 inches (1524 mm) 36 inches (914 mm) measured horizontally from the walking surface.</td>
<td>Revision of provisions clarifies the meaning, provides measurable dimensions and brings consistency to the application of glazing requirements at stairways.</td>
</tr>
<tr>
<td>Revisions to the text clarify the meaning and application of these requirements.</td>
<td>R308.4.7 Glazing Adjacent to the Bottom Stair Landing Modification: The provisions for glazing installed near the landing at the bottom of a stairway have been revised to clarify the application. Minimum height above the walking surface is 36 inches.</td>
<td>60 inches (1524 mm)</td>
<td>Safety glazing required if: Less than 60 inches (914 mm) measured horizontally from the bottom stair tread nosing, and bottom edge of glazing is less than 36 inches above the landing/walking surface.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>R309.5 Garage fire Sprinklers Addition: In a subdivision where all homes are protected with dwelling fire sprinkler systems, non rated exterior walls of garages are permitted to be constructed on a lot line when the garage is protected with a fire sprinkler and meets other guidelines.</td>
<td>R309.5 Fire Sprinklers Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table R302.1(2).</td>
<td>Non-fire-rated exterior walls of garages are now permitted with zero clearance to a lot line when sprinkler protection is provided for the garage. Similar to Footnote (a) of Table R302.1(2)</td>
<td></td>
</tr>
<tr>
<td>R310.1 Emergency Escape and Rescue Openings Clarification: Maximum sill height for an emergency escape and rescue opening is now measured from the finished floor to the bottom of the clear opening.</td>
<td>R310.2.2 Window Well Drainage Addition: Except for locations with well-drained soils, window wells serving emergency escape and rescue opening now require a means to drain surface water to the foundation drainage system.</td>
<td>After 44 inches (1118 mm) Take out “above the floor”</td>
<td>After 44 inches (1118 mm) add measured from the finished floor to the bottom of the clear opening</td>
</tr>
<tr>
<td>R311.3.1 Floor elevations at the Required Egress Door Clarification: The exception allowing a floor or landing to be 7 ¾ inches below the top of the threshold at the required egress door now applies to the exterior side of the door only.</td>
<td>R311.7.5 Stair Treads and Risers Clarification: Reorganization of the provisions for treads and risers places related information in the corresponding sections and creates a separate section for winders.</td>
<td>Adjusted to: on the exterior side</td>
<td>Winder Treads section added Reorganization was done for greater clarity of radius landings compliance requirements. There is an incorrect reference at the end of R311.7.1…it should read R311.7.10.1</td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>-------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R311.7.6 Landings and Stairways Modification: For a turn in a stairway, IRC now specifically permits angular and curved stir (stair) landings with certain dimensions less than 36 inches. The maximum vertical rise requirement of 12 feet has been moved from the exception to section R311.7.3.</td>
<td>Section R311.7.5 changed to R311.7.6 Landing for Stairways, text also added. Section in Exception regarding vertical rise moved to Section R311.7.3.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R312.1 Guards, added R312.2 Window Fall Protection, added. R612.3 Window Fall Prevention Devices, removed R612.4 changed to R312.2.2 Window Opening Control Devices R612.4.1 General Requirements, removed R612.4.2 Operation for Emergency Escape, removed</td>
<td>Three design alternatives to a 24 inch window sill height in preventing falls per ASTM 2090 (window opening control and fall prevention devices).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R312 Guards and Window Fall Protection Modification: Provisions for window fall protection have been relocated from Chapter 6 to Chapter 3. Terminology for window opening control devices has been updated for consistency with the referenced standard ASTM F 2090. (290 is misprint)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R314.5 Interconnection, added.</td>
<td>Provisions reorganized to place all interconnection requirements into a new section. Wireless alarms are also specifically approved. Listed and labeled according to UL 217.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R314 Smoke Alarms Modification: The code now specifically recognizes wireless technology in lieu of interconnection for smoke alarm installations in both new and existing dwelling units. Provisions have been placed in new section R314.5.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R315.2 Carbon Monoxide Detection Systems Modification: IRC now specifically recognizes carbon monoxide detection systems with separate detectors and notification appliances installed in accordance with NFPA 720.</td>
<td>IRC allows household carbon monoxide detection systems installed in accordance with NFPA 720 to satisfy the CO alarm requirements.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R316.4 Thermal Barrier Modification: Reference to a new standard, NFPA 275, replaces reference to the previous standards for determining an acceptable thermal barrier material other than ½-inch gypsum wallboard.</td>
<td>The new NFPA 275 standard specifically addresses the testing of materials to qualify as a thermal barrier.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R316.5.13 Thermal Barrier for Floors Addition: New provisions allow the installation of structural insulated panels and other materials containing foam plastic insulation as part of a floor system without requiring a thermal barrier on the upper surface. The code requires a minimum ½ wood structural panel or equivalent material to</td>
<td>The code now specifically allows the installation of structural insulated panels and similar materials for floor construction without requiring an approved thermal barrier on the upper surface.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Section</td>
<td>Modification</td>
<td>Additional Information</td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>--------------</td>
<td>------------------------</td>
<td></td>
</tr>
<tr>
<td>R404.1.9</td>
<td>Isolated Masonry Piers Addition: Prescriptive provisions for the construction of isolated masonry pier foundations supporting raised floor systems.</td>
<td>2012 IRC introduces prescriptive provisions for isolated masonry piers used as foundations for raised wood floor systems typically found in crawlspaces and basements (exterior decks/sunroom additions not the intent).</td>
<td></td>
</tr>
<tr>
<td>R405.1</td>
<td>Foundation Drainage Modification: A filter membrane is now required for perforated foundation drains.</td>
<td>Filter membrane is now required for perforated foundation drains.</td>
<td></td>
</tr>
<tr>
<td>R501.3</td>
<td>Fire Protection of Floors Addition: Code now requires ½ inch gypsum board (or equivalent) material to be allied to the underside of floor assemblies in buildings regulated by IRC.</td>
<td>Important to note an 80sqft (blocked) exemption for mech. Rooms and 2x10 solid lumber exemption. See the state amendment.</td>
<td></td>
</tr>
<tr>
<td>R507</td>
<td>Decks Modification: All deck provisions have been relocated to a new section. Provisions related to placement of bolts and lags for deck ledge attachment to the band joist have been revised to correlate to the NDS.</td>
<td>Additions and modifications to recent editions of the IRC required a new section to be created to consolidate the provisions for deck construction. See the state amendment – it allows for a different connection in ext’g const.</td>
<td></td>
</tr>
<tr>
<td>R602.1.1</td>
<td>End-Jointed Lumber Modification: End-Jointed lumber used in fire-rated assemblies must have a HRA in the grade mark.</td>
<td>This lumber manufactured with an adhesive not qualified as a heat-resistant adhesive will be designed on the grade stamp.</td>
<td></td>
</tr>
<tr>
<td>Table R602.3(1)</td>
<td>Fastener Schedule for Structural Members Modification: Table now includes requirements for nailing roof trusses to plates, abutting studs at intersection wall corners and connection of rim board to sill plates.</td>
<td>Lists corner nailing requirements, now addressing the nailing of studs at all corners.</td>
<td></td>
</tr>
<tr>
<td>R602.7</td>
<td>Table R602.7.1 Single Member Headers Addition: The code now includes prescriptive provisions for single member headers under limited conditions.</td>
<td>Addition of section allows single headers under limited loading conditions to increase energy efficiency of the dwelling and reduce the cost of construction.</td>
<td></td>
</tr>
<tr>
<td>Sections R602.10 and R602.12 Wall Bracing</td>
<td>A reorganization of the section was needed for clarity. For the 2012 edition of the IRC, each subsection now discusses a single topic.</td>
<td>A reorganization of the section was needed for clarity. For the 2012 edition of the IRC, each subsection now discusses a single topic.</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>R602.10.1 Braced Wall Lines Modification: This section has been reorganized to address braced wall lines only.</td>
<td>Sections added: R602.10.2 Braced Wall Panels</td>
<td>Information about braced wall length, spacing, and orientation is one section.</td>
<td></td>
</tr>
<tr>
<td>R602.10.2 Braced Wall Panels Modification: Information on braced wall panels has been placed in one section. Braced wall panels now may be located up to 10 feet from both ends of the braced wall line.</td>
<td>R602.10.2 changed to R602.10.3 Required Length of Bracing. Text added Table R602.10.3(2) added Table R602.10.1.2(3) changed to Table R602.10.3(4)</td>
<td>All provisions for determining the minimum length of wall bracing are consolidated into this section. A number of modifications also are included.</td>
<td></td>
</tr>
<tr>
<td>R602.10.4 Construction Methods for Braced Wall Panels Modification: Bracing construction methods and the allowable mixing of bracing methods have been grouped into a single section.</td>
<td>Section R602.10.4 title changed to Construction Methods for Braced Wall Panels Table R602.10.2 changed to R602.10.4 and re-titled as Bracing Methods Section R602.10.1.1 Braced Wall Panels changed to R602.10.4.1 Mixing Methods</td>
<td>Bracing methods and bracing method mixing (including intermittent and continuously sheathed methods) have been grouped into this section.</td>
<td></td>
</tr>
<tr>
<td>R601.10.5 Minimum Length of a Braced Wall Panel Modification: Braced wall panel minimum lengths are combined in Table R602.10.5. Other braced wall panel length information is also placed in this section</td>
<td></td>
<td>Previous IRC tables are combined and new column “Contributing Length” added. There are no technical changes to this section.</td>
<td></td>
</tr>
<tr>
<td>R602.10.6 Construction of Methods ABW, PFH, PFG, CS-PF, and BW-WSP Modification: This changes places of all the alternate braced wall panel methods of the 2009 IRC into one section and adds a new Method BV-WSP.</td>
<td>Section R602.10.6 Construction of Methods ABW, PFH, PFG, CS-PF, and BW-WSP added Section R602.10.3.2 changed to R602.10.6.1 with text deleted Section R602.10.3.3 changed to R602.10.6.2 with text deleted Section R602.10.3.4 changed to R602.10.6.3 with text deleted</td>
<td>Consolidated the alternate braced wall panel methods for intermittent and continuously sheathed braced wall lines together. A reference to the figure for each alternate bracing method replaces the majority of the text descriptions of the methods.</td>
<td></td>
</tr>
<tr>
<td>Section</td>
<td>Modification</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>--------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R602.10.4.1.1</td>
<td>Changed to R602.10.6.4 with text deleted</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R602.10.6.5</td>
<td>Wall Bracing for Dwellings with Stone and Masonry Veneer in Seismic Design Categories D0, D1, and D2: Information on wall bracing with stone or masonry veneer has been moved from Section R602.12 to Section R602.10.6.5 and defines a new method, BV-WSP, wall bracing for dwellings with stone and masonry veneer in Seismic Design Categories.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R602.10.7</td>
<td>Ends of Braced Wall Lines With Continuous Sheathing: A fifth end condition is defined for braced wall panel connections. When a 48-inch braced wall panel is at the end of a wall line, the intersecting wall line does not require a return panel or hold-down at the corner.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R602.10.9</td>
<td>Braced Wall Panel Support: Concrete stem walls 48 inches long or less that are less than 6 inches thick require reinforcement similar to narrow masonry stem walls.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R602.12</td>
<td>Simplified Wall Bracing Addition: This new section offers an alternative method to brace wall lines for detached dwellings located in SDC A, B, or C and townhouses located in SDC A or B. The simplified bracing method is also limited to construction sites with basic wind speed of 90 mph or less and wind Exposure Category A or B.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Addition of Sections: R602.12.6 Narrow Panels R602.12.6.1 Method CS-G R602.12.6.2 Method CS-PF R602.12.6.3 Method PFH and PFG</td>
<td></td>
<td>Section allows certain prescriptive rules in Section R602.10 to be used when bracing walls in accordance with R602.12.</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>Addition of Sections: R607.3 Installation of Wall Ties</td>
<td>R603.7 #1 has been adjusted and some data deleted #2 no changes #3 and #4 have been added</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>A requirement for minimum mortar cover for wall ties has been added to the above-ground masonry wall provisions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Addition of Sections: R703.7.4.2 Masonry Veneer Anchorage</td>
<td>Section R703.7.4 has been adjusted Section R703.7.4.1 has been adjusted Section R703.7.4.2 has been deleted Table R703.7.4 Tie Attachment and air Space Requirements has been added</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Modification: Tie fastener and air space requirements for anchored veneer have been placed in a new table for ease of use. The veneer tie spacing requirements have been modified for consistency with TMS 402/ACI 530/ASCE 5.</td>
<td>Introducing a prescriptive method for constructing an economical masonry lintel to support masonry veneer above garage doors and other large openings.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Addition of Sections: R703.7.4.4 Grout fill Behind Masonry Veneer</td>
<td>R703.7.4.2 changed to Grout Fill Reference to Table R703.7.4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Modification: Mortar is no longer permitted to fill the air space behind anchored masonry veneer.</td>
<td>Mortar is no longer permitted to fill the air space behind anchored masonry veneer.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Addition of Sections: R703.8 Flashing Modification: Pan flashing, is now required for window and door openings when flashing details are not provided by the manufacturer.</td>
<td>Section R703.8 #1 adjusted 1.1, 1.2, 1.3 added R202 Definition – Pan Flashing added See Washington Amendment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Section R703.8.1 replaces most of the text to cutting, drilling and notching framing members. A new section and figure are added for joist taper cut provisions. Consolidates cutting, notching, drilling into one location (R502.8.1) for consistency, eliminates redundancy and confusion.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Addition of Sections: R703.12 Adhered Masonry Veneer</td>
<td>Sections Added: R703.12.1 Clearances R703.12.2 Flashing at Foundation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Addition: Minimum clearance and flashing requirements have been added to apply to the base of adhered masonry veneer on exterior walls.</td>
<td>Additional language sets minimum requirements for clearances and flashings or weep screeds at the base of the exterior wall.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Addition of Sections: R802.7 Cutting, Drilling and Notching of Roof Members</td>
<td>Section R802.7.1 text deleted and adjusted Section R802.7.1.1 text added Section R802.7.1.2 Ceiling Joist Taper Cut added</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clarification: Text in Section R802.7 has been deleted in favor of referencing Section R502.8.1 for provisions relating to cutting, drilling, and notching of solid lumber. A new section clarifies the limits for taper cuts on the ends of the</td>
<td>Reference to Section R502.8.1 replaces most of the text to cutting, drilling and notching framing members. A new section and figure are added for joist taper cut provisions. Consolidates cutting, notching, drilling into one location (R502.8.1) for consistency, eliminates redundancy and confusion.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Ceiling joists. Two new figures aid in determining the correct application of cantilevered rafters and ceiling joist taper cut requirements.

**R802.11 Roof Uplift Resistance Modification:**
Provisions for roof connections to resist wind uplift forces have been updated to current standards and simplified for ease of use. Table R802.11 has been replaced to provide accurate values for both low and high sloped roofs in Wind Exposure Categories B and C.

Sections R802.10.5 deleted
R802.11.1 text deleted and adjusted
R802.11.1.2 Truss Uplift Resistance added
R802.11.1.3 Rafter Uplift Resistance added
Table R802.11 Deleted
Table R802.11 Rafter or Truss Uplift Connection Forces from Wind (pounds per connection) added

Provisions for truss-to-wall connections have been removed from Section R802.10 and all connection requirements to resist wind uplift forces have been consolidated in this section.

**R806 Roof Ventilation Modification:**
The code now provides an option to omit attic ventilation where climate and experience demonstrate it is not necessary. The provisions for minimum vent area have been revised by placing two exceptions after the general rule to clarify the meaning. The exception for reducing the ventilation area when a vapor retarder is installed on the ceiling now only applies to cold-weather climates.

Section R806.1 and R806.2 text deleted and adjusted.
Section R806.4 installation and Weather Protection added

IRC now specifically allows the building official to determine if attic ventilation is required based on the local climate.

**R806.5 Unvented Attic Assemblies Clarification:**
The added text clarifies that the unvented attic provisions also apply to rafter assemblies typically used for vaulted or cathedral ceilings.

Section R806.4 adjusted to Section R806.45 Unvented Attic and Unvented Enclosed Rafter Assemblies. Text added and Item 5.4 added to section. Table R806.4 changed to R806.5, no changes to table.

New text clarifies that technology applied to unvented attic assemblies works equally well for enclosed rafter spaces where ceiling finish material is applied directly to the bottom side of the rafter.

**R903.2.1 Roof Flashing Locations Modification:**
General flashing provision of Chapter 9 now require a kick-out flashing where the eave of a roof intersects a wall to prevent water intrusion into the wall assembly

One sentence added to section R903.2.1
This is a big deal for moisture penetration prevention on roof-to-wall terminations.

New text improves on language found in Section R905.2.8.3 by accurately describing the location that is most vulnerable to water penetration.

**R903.2.2 Crickets and Saddles Clarification:**
A new exception clarifies that unit skylights or roof windows must be installed in accordance with the manufacturer’s installation instructions, which may not require a cricket even when they exceed 30 in. in width.

Section R903.2.2 Exception added

Code clarifies that the cricket provisions do not apply to unit skylights, including any factory fabricated fenestration designed in roof to provide daylight to the interior.
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>R902.2.7.2</td>
<td><strong>Underlayment and High Wind Modification:</strong> New requirements for installation of roof covering underlayment have been added for high-wind areas where nominal design wind speed is equal to or greater than 120mph. An exception exempts adhered underlayment that conforms to ASTM D1970.</td>
<td>Section R905.2.7.2 text added regarding underlayment. Exception added. Where wind speed is equal or greater than 120 mph, the new provisions include specific requirements for the type of underlayment used, the minimum lap length, minimum cap nail shank gauge, and minimum penetration of cap nails into roof sheathing. Minimal impact areas in Washington.</td>
</tr>
<tr>
<td>R902.5.8.3</td>
<td><strong>Sidewall Flashing Modification:</strong> For asphalt shingles, the IRC now recognizes both step and continuous base flashings where sloped roofs meet walls.</td>
<td>Text added to Section R905.2.8.3 Code now recognizes the continuous flashing method as providing equivalent protection from water intrusion at the wall-to-roof intersection.</td>
</tr>
<tr>
<td>R905.2.8.5</td>
<td><strong>Roof Drip Edge Addition:</strong> A roof drip edge is now required for asphalt shingles.</td>
<td>Section R905.2.8.5 Drip Edge added IRC now requires a drip edge for all asphalt roof installations and provides direction for its proper installation.</td>
</tr>
<tr>
<td>R907.3</td>
<td><strong>Recovering vs. Replacement of Roofing Modification:</strong> The hail exposure map, related definitions, and the limitations on reroofing in hail zones have been deleted from the code. A new exception clarifies that reroofing provisions do not require the removal of self-adhered ice barrier underlayment.</td>
<td>Section R907.3, item #4 deleted And #4 added to Exceptions. Sections R903.5, R903.5.1, R903.5.2 deleted. Provisions prohibiting a second layer of asphalt shingles in designated areas of moderate to severe hail exposure.</td>
</tr>
<tr>
<td>R1003.9.1, R1003.9.3</td>
<td><strong>Masonry Chimney Caps and Rain Caps Addition:</strong> New language includes provisions for commonly used masonry chimney caps and rain caps consistent with ASTM C 1283 and C315.</td>
<td>R1003.9.1 Chimney Caps added R1003.9.1 changed to R1003.9.2 – no text was changed. R1003.9.3 Rain Caps added Two new provisions address weather protection for masonry chimney terminations including a rain cap or chimney cap.</td>
</tr>
<tr>
<td>R1005.7</td>
<td><strong>Factory-Built Chimney Offsets Addition:</strong> Factory-built chimney assemblies must be installed vertically with no offsets greater than 30 degrees. No more than four (4) elbows are permitted within the entire length of the chimney assembly.</td>
<td>Section R1003.7 Factory Built Chimney Offsets added The code limits the number of offsets and angle of offset. Most manufacturers listings already cover this requirement.</td>
</tr>
</tbody>
</table>

**Energy Conservation (Chapter 11) – Not covered by IRC in Washington**

**Mechanical (Chapters 12 - 23)**
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Old Text</th>
<th>New Text</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>M1301.2 Identification and Certification of Pipe, Tubing, and Fittings Addition</td>
<td>All pipe, tubing, and fittings used in mechanical systems now require a manufacturer's mark and third-party testing or certification. New definitions supplement the provisions.</td>
<td>Sections added: M1301.2 Identification M1301.3 Installation of Materials M1301.4 Plastic Pipe, fittings and Components M1301.5 Third-Party Testing and Certification R202 Definitions – Third-Party Certification Agency; Third-Party Certified; Third-Party Tested</td>
<td>New provisions mandate that manufacturer’s mark must appear on each length of pipe and tubing and each fitting used in mechanical systems governed by the mechanical provisions of the IRC. This will be impossible to enforce, especially for short lengths between fittings.</td>
<td></td>
</tr>
<tr>
<td>M1411.6 Locking Access Port Caps Modification</td>
<td>The code now recognizes any approved means to prevent unauthorized access to outdoor refrigerant ports.</td>
<td>Text added to end of Section M1411.6; or shall be otherwise secured to prevent unauthorized access.</td>
<td>Provisions introduced requiring locking caps on all outdoor refrigerant ports to prevent unauthorized access. New text would allow consideration of “enclosures”.</td>
<td></td>
</tr>
<tr>
<td>M1502.4.4 Dryer Exhaust Duct Modification</td>
<td>Maximum support spacing for dryer exhaust increased from 4 to 12 feet. Dryer exhaust ducts now specifically require mechanical fastening. Screw fasteners are permitted to penetrate the exhaust duct no more than 1/8 inch. The maximum specified length of dryer exhaust duct has been increased from 25 to 35 feet and now matches the corresponding dryer exhaust provisions of the IMC, IFGC and IRC fuel gas provisions.</td>
<td>From intervals of 4-12 feet</td>
<td>Not to exceed 12 feet. Text changed in Sections M1502.4.1 M1502.4.2 M1502.4.4.1 This will make many installations possible that were not possible before.</td>
<td>Maximum support spacing for dryer exhaust increased from 4 to 12 feet.</td>
</tr>
<tr>
<td>M1506 Exhaust Openings Addition</td>
<td>Minimum clearance between air exhaust terminations and openings into the building have been introduced into the IRC.</td>
<td>Section 1506.2 Exhaust Openings added Text added to Section M1501.1</td>
<td>Addresses the location of air inlets providing required ventilation air for dwellings and requires separation from the sources of noxious or hazardous contaminants currently exists in the IMC.</td>
<td></td>
</tr>
<tr>
<td>M1507 Mechanical Ventilation Addition</td>
<td>Prescriptive design criteria for whole-house ventilation systems have been added to the mechanical ventilation provisions. Mechanical ventilation of kitchens and bathrooms is now described as local exhaust. New definitions added to Section R202.</td>
<td>Sections M1507.1 text adjusted and added. Sections added: M1507.3 Whole House Mechanical Ventilation System Section M1507.3.1 System Design M1507.3.2 System Controls M1507.3.3 Mechanical Ventilation Rate Tables added: M1507.3.3 (1) Continuous Whole-House Mechanical Ventilation System Airflow Rate Requirements M1507.3.3 (2) Intermittent Whole-House Mechanical Ventilation Rate Factors Section M1503.3 changed to M1507.4 Local Exhaust Rates Table M1507.3 changed to M1507.4</td>
<td>Provisions now provide clear guidance on design of whole-house mechanical ventilation systems. Carefully examine SBCC amendments to this section!</td>
<td></td>
</tr>
<tr>
<td>Section</td>
<td>Definition/Clarification</td>
<td>Modification/Adjustment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>--------------------------</td>
<td>-------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>M1601.1</td>
<td>Above Ground Duct Systems Modification: Stud cavities of exterior walls are no longer permitted to be used for return air plenums.</td>
<td>This is only a slight change from the 2009. The 2009 IRC required that the full R-value of required insulation be maintained outside of the duct. It was virtually impossible to have a duct AND the required insulation in a normal stud cavity.</td>
<td>Sections with deletions/adjustments: M1601.1 M1601.1.1 The additional limitation in item 7.5 is in response to concerns that, when used as air plenums, stud cavities in exterior walls are susceptible to air and moisture intrusion, and condensation that may result in deterioration of building materials, structural damage, and indoor air quality problems.</td>
<td></td>
</tr>
<tr>
<td>M1601.4.1</td>
<td>Duct, Joints, Seams, and Connections Modification: The IRC provisions for duct connections have been replaced with language from the IMC and now reference the SMACNA HVAC Duct Construction Standards. Unlisted duct tape is not permitted for sealing joints or seams of ductwork.</td>
<td>Section M1601.4.1 deletions and adjustments. This is merely a clarification, in place of an obvious omission.</td>
<td>A portion of the text from IMC Section 603.9 has replaced most of the text in this section.</td>
<td></td>
</tr>
<tr>
<td>M1602.2</td>
<td>Prohibited Sources Of Outdoor And Return Air Clarification: The prohibition on taking return air from a garage does not apply to an HVAC system that serves the garage only. Mechanical rooms are no longer listed as prohibited sources of return air. Modification of the 10-foot rule for separation of return air inlets and fuel-burning appliances.</td>
<td>Section M1602.2 #4 Adjustments and Exception added # 5, #2, 2.3 deletions and adjustments A new exception clarifies that dedicated systems that serve only the garage are permitted to pull return air from the garage.</td>
<td>A new reference alerts code users that the clearance may be reduced when a listed microwave or other cooking appliance is installed above the range. The prohibition of commercially listed cooking appliances already exists in the IMC, so shouldn't catch too many off guard.</td>
<td></td>
</tr>
<tr>
<td>M1901</td>
<td>Ranges and Ovens Modification: Mandatory code language now clarifies that cooking appliances used in dwellings must be listed and labeled for household use. Commercial cooking appliances are not permitted in dwelling units.</td>
<td>Chapter 19 title change to: Special Appliances, Equipment and Systems. Section with changes: M1901.1 M1901.2 Section M1901.3 Prohibited Location added A new reference alerts code users that the clearance may be reduced when a listed microwave or other cooking appliance is installed above the range. The prohibition of commercially listed cooking appliances already exists in the IMC, so shouldn't catch too many off guard.</td>
<td>A new reference alerts code users that the clearance may be reduced when a listed microwave or other cooking appliance is installed above the range. The prohibition of commercially listed cooking appliances already exists in the IMC, so shouldn't catch too many off guard.</td>
<td></td>
</tr>
<tr>
<td>M2301, M2302</td>
<td>Thermal and Photovoltaic Solar Energy Systems Addition: Photovoltaic solar energy systems have been added to the mechanical provisions of the IRC to distinguish them from thermal solar energy systems.</td>
<td>Sections added M2302 Photovoltaic Solar Energy Systems M2302.1 General M2302.2 Requirements M2302.2.1 Roof-Mounted Panels and Modules M2302.2.2 Roof and Wall Penetrations M2302.2.3 Ground-Mounted IRC now distinguishes between the two types of solar energy systems – Thermal and Photovoltaic.</td>
<td>IRC now distinguishes between the two types of solar energy systems – Thermal and Photovoltaic.</td>
<td></td>
</tr>
</tbody>
</table>
## Fuel Gas (Chapter 24)

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>G2409.1</td>
<td>Reduced Clearance to Combustible Materials&lt;br&gt;Clarification:&lt;br&gt;Gypsum board is now specifically identified as a combustible material for purposes of determining required clearances around gas-fired appliances.</td>
</tr>
<tr>
<td>Section G2409.1 (308.1) text added&lt;br&gt;This has always been the case, for those jurisdictions that enforced it. The paper face on GWB is clearly combustible.</td>
<td></td>
</tr>
<tr>
<td>Under ASTME 136, gypsum board is considered combustible materials when determining minimum clearance from heat-producing appliance</td>
<td></td>
</tr>
<tr>
<td>G2412, G2415 Pipe Identification and Certification&lt;br&gt;Addition:&lt;br&gt;All pipe, tubing, and fittings used in a fuel-gas system now require a manufacturer's mark and third-party testing or certification.</td>
<td></td>
</tr>
<tr>
<td>Sections added&lt;br&gt;G2412.9 (401.9) Identification&lt;br&gt;G2412.10 (401.10) Third-Party Testing and Certification&lt;br&gt;G2415.1 (404.1) Installation of Materials&lt;br&gt;G2415.2 (404.2) CSST&lt;br&gt;G2415.1 (404.1) changed to G2415.3 (404.3) Prohibited locations (no text changes)&lt;br&gt;Definitions added&lt;br&gt;Third-Party Certification Agency; Third-Party Certified; Third-Party Tested.</td>
<td></td>
</tr>
<tr>
<td>New provisions mandate a manufacturer’s mark must appear on each length of pipe, tubing and each fitting used in fuel-gas systems. See note above, this will be impossible to enforce, especially for short lengths between fittings.</td>
<td></td>
</tr>
<tr>
<td>G2419.4 Sediment Trap&lt;br&gt;Modification:&lt;br&gt;A new figure illustrates the correct configuration of a sediment trap.</td>
<td></td>
</tr>
<tr>
<td>New figure</td>
<td></td>
</tr>
<tr>
<td>Gas-fired decorated vented appliances installed in vented fireplaces and gas fireplaces are no longer required to be equipped with a sediment trap.</td>
<td></td>
</tr>
<tr>
<td>G2442.4 Prohibited Sources of Outdoor and Return Air&lt;br&gt;Modification:&lt;br&gt;For HVAC systems that serve the garage only, return air is permitted to be taken from the garage with exceptions.</td>
<td></td>
</tr>
<tr>
<td>Section G2442.5 (618.5) changed to G2442.4 (618.4) with deletions and adjustments to text.</td>
<td></td>
</tr>
<tr>
<td>Mechanical rooms have been removed from the list of prohibited locations for obtaining return air.</td>
<td></td>
</tr>
</tbody>
</table>

### Plumbing (Chapters 25 - 33) – Not covered by IRC in Washington

### Electrical (Chapters 34 - 43) Not covered by IRC in Washington
TO: Mayor and City Council
SUBJECT: 903 N. Sycamore-
INITIATED BY: City Council

Background:
Since January of 2017 the structure located at 903 N. Sycamore has been discussed on a regular basis with the City Council. An abatement process was started in May following a formal hearing. A deadline of July 31st was set at the formal hearing, but action on the abatement was delayed by the City Council to give the land owner additional time.

On September 5th delayed abatement until February 28th of 2018. Staff feels that the structure is still in violation with the City’s code.

Following the July 31st deadline council has reserved the authority to remove the structure if deadlines were not met. Staff recommends that if the structure is abated a formal notice to vacate the structure be used prior to demolition.

Recommendations/Actions: It is recommended the City Council:
Discuss the development of 903 N. Sycamore including action on the pending abatement.

Attachments:
Property Photo, Development Plan, City Council Minutes
BUILDING PERMIT

NO: B-17-001 - BUILDING

Address: 903N SYCAMORE ST

Amt: $ 75.00

Description: CONDITIONAL PERMIT - REMODEL

STRUCTURE BEING MOVED IN

Contractor: Owner

Date: 1/24/2017

City of Greensburg, Kansas

Inspection Phone No: (620) 723-2751

SCHEDULE INSPECTIONS 24 HRS IN ADVANCE. APPROVED PLANS MUST BE ON SITE.

POST THIS CARD AT THE ENTRANCE OF THE BUILDING, VISIBLE FROM THE STREET.
CITY OF GREENSBURG - BUILDING & CODES
300 S. MAIN - GREENSBURG, KS 67054
(620) 723-2751 (620) 723-2644 FAX

RESIDENTIAL BUILDING PERMIT

Permit: ☐ Building ☐ Plumbing ☐ Electrical
☐ Roof ☐ Mechanical ☐ RV Parking

☐ Temporary ☐ New Building ☐ Addition ☐ Alteration ☐ Repair/Replace
Type: ☑ Site Built ☐ Modular ☐ Manufactured
☐ Pool ☐ Porch ☐ Accessory Building

Property Information:
Site Address: 903 W Sagamore
Zoned: R1B
Legal Description: Portion of tax 74, Portion of lot 6 in Block 16, Lot 10, Add

Property Owner: Arrow Zaach
Tenant/Lessee: 
Address: 903 W Sagamore St
Address: 
Telephone: (620) 982-3592
Home Phone: 
Cell Phone: 

Building Information:
☐ Single Family ☐ Multi-Family
☐ Wood Frame ☐ Structural Steel ☐ Masonry
☐ Reinforced Concrete ☐ Other
Work to be done: Remodel place on foundation

Parcel Size: _______________
# of Stories: _______________
Total Sq Footage: 6,800
Value: _______________

Contractor Information: OWNER TO COMPLETE WORK

General: 
Foundation: Footing & Block
Plumbing: 
Electrical: Meets 2006 codes
Mechanical: 
Roofing: Composition Tile

Office Use Only
Verify that contractors hold a current registration with the City of Greensburg.
Occup. Group: 
Const. Type: 
Building Height: 

Applicant Signature: 
Date: 1-17-2017

Office Use Only: Total Fees: $75
Fees Paid: 
Permit #: 17-001
Zoning/Flood Review: Approved Disapproved
Plan Review: Approved Disapproved

PIN:
Date 1-24-17

Date
Roof Replace
Sealing Replace
Plumbing Replace
Foundation Construction

→ min 3 block
Crawl Space - min 2 ft

Step into foundation
Conditional Building Permit Agreement

I [Signature]

Agree to the following terms as conditions to the building permit for the property located at 703 N. Sigamore St.

- The City will be provided with a copy of the property's survey conducted by a licensed surveyor prior to a permit being issued.
- The foundation footings will reach at least 30 inches below the dirt grade.
- The structure will sit a minimum of 8 inches above grade when backfilled.
- The foundation will meet the minimum requirements set in the 2003 IRC code.
- The foundation will have a minimum of 3 blocks, a 2 foot crawl space, and the building will be securely strapped to the foundation with pinning every 4 feet.
- The structure will be set on the foundation by March 18th of 2017.
- The structure's electric infrastructure will meet the 2003 IRC and is subject to inspection by City staff.
- The siding will be completed by July 31st of 2017.
- The roof will be completed by July 31st of 2017.
- The home will be sealed with appropriate windows and venting by July 31st of 2017.
- The structure will meet all requirements set in the 2003 IRC.
- Plumbing of the structure will meet the City's adopted plumbing codes.
- The construction is subject to inspection by city representatives to insure the facility meets the established requirements.
- The conditional building permit may be suspended or revoked for failure to meet the set requirements.

If the agreed upon deadlines and requirements are not met, I [Signature] understand that the property is in violation of the City’s codes, and is subject to the city's abatement process, which may include fines and/or the removal of the structure at the expense of the property owner.

Signature of Building Permit Applicant [Signature]

Date 1-24-2017
A) CALL TO ORDER
Mayor Robert Dixson called the meeting to order at 6:00 p.m. on March 6, 2017.

B) PLEDGE OF ALLEGIANCE AND INVOCATION
The Pledge of Allegiance was said and the invocation given by Pastor Jeff Blackburn.

C) ROLL CALL & APPROVAL OF THE AGENDA
Council present: Mark Trummel, Rick Schaffer, Haley Kern, and Sandra Jungemann. Matt Christenson was absent for roll call, but arrived before further action was taken. Dixson requested an additional business item be placed on the agenda, “Discuss moving March 20th City Council meeting time to 5:30 p.m.”. Jungemann made a motion to approve the agenda with one addition. Schaffer seconded the motion, which passed 5-0.

D) CITIZEN COMMENTS
Arrow Zanghi updated the Council on his progress on the house he had moved in on his property at 903 N. Sycamore. City staff issued a conditional building permit to allow Zanghi to place the home on a foundation by March 18, 2017 (additional conditions applied). Zanghi stated that he will request an extension on his deadline for the house to be moved onto the foundation. He stated that the footings and crawl space have been dug and had has been laying out the footing. He stated that the project has been delayed by illness and now a injury at work that he suffered last week. Dixson instructed Zanghi to stay in contact with Staff.
A) CALL TO ORDER  
Council President Haley Kern called the meeting to order at 5:30 p.m. on March 20, 2017.

B) PLEDGE OF ALLEGIANCE AND INVOCATION  
The Pledge of Allegiance was said and the invocation given by Pastor Jeff Blackburn.

C) ROLL CALL & APPROVAL OF THE AGENDA  
Council present: Matt Christenson, Mark Trummel, Rick Schaffer, Haley Kern, and Sandra Jungemann. Mayor Bob Dixson was absent. Jungemann made a motion, seconded by Schaffer, to approve the agenda as presented. The motion passed 5-0.

3. Conditional Building permit Discussion  
In January Arrow Zanghi received a conditional building permit for his property at 903 N. Sycamore. Zanghi placed a structure that was under the abatement process in Mullinville onto the property, but he agreed that he would bring the home into compliance with codes quickly. The first deadline that Zanghi agreed to was that the house would be placed on a foundation by March 18th (60 days). That deadline was missed. During citizen comments on March 6th, Zanghi stated that he was injured on March 2nd and would not be able to complete the project in the agreed upon time. Ludwig explained that Staff feels that based on the progress Zanghi made in the first 6 weeks prior to his injury, he did not intend on meeting the project completion date of July 31, 2017. Staff recommended beginning the abatement process on the property, which would coincide with the time frame Zanghi was originally given to complete the exterior. A proposed abatement schedule was provided in the meeting packet. Beginning the process now would give Council the ability to proceed at that time with either removal or repair of the structure.

Jungemann asked if Zanghi was aware of the proposed abatement schedule. Ludwig confirmed that Zanghi would not be advised of an abatement schedule until Council has given Staff direction to move forward with a Resolution, calling for a formal hearing. Kern asked if the abatement process could be stopped at any time, if the work is completed. Ludwig agreed, but encouraged Council to move forward with the formal process, as they did with the Meadowlark House. Ludwig also confirmed that Zanghi had signed a list of the permit conditions prior to the permit being issued. Schaffer acknowledged Zanghi’s effort to communicate with Council on March 2nd. Kern believed that moving forward with the process would show that the Council is serious but willing to work with Zanghi.

It was the consensus of the Council to move forward with a formal abatement process. Staff was instructed to communicate the proposed schedule and encourage Zanghi to continue to update Council on his progress.
SEND TO: COMPLETE THIS SECTION

- Complete items 1.2. and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Arrow Zanghi
903 N. Sycamore
Greensburg KS 67054

2. Article Number (Transfer from service label)

7015 3430 0000 2464 8072

Signature Date: Resolution 2017-02
RESOLUTION NO. 2017-02

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF GREENSBURG.

WHEREAS, the governing body of the City of Greensburg, Kansas, is charged with the responsibility of enforcing Chapter VIII, Article 7 of the City Code; and

WHEREAS, Chapter VIII, Article 7 of the City Code provides the City with the authority to order to correct and/or repair, remove or demolish a blighted premises; and

WHEREAS, the Public Officer has inspected and determined a blighted premise exists on All of Block Four (4); Lots One (1), Two (2), Three (3), Four (4), five (5), and Six (6), and the North Twelve Feet (N12') of Lot Twelve (12) in Block Thirteen (13), all in Lakeside Addition, city of Greensburg, Kiowa County, Kansas, more commonly known as 903 North Sycamore, and

WHEREAS, under City Code Section 8-712 it is the right of the governing body to adopt a resolution fixing a time and place at which the owner, the owners’ agent, any lien holder of record, and any occupant of any such structure may appear and show cause why the structure should not be condemned and ordered repaired or demolished;

NOW, THEREFORE, be it resolved by the governing body that a hearing shall be held on May 15, 2017 at 6:00p.m. during the regular City Council meeting at which time the owner of the above described property, the owner’s agent, any lien holder of record, and any occupant of the structure may appear and show cause why the structure should not be condemned and ordered repaired or demolished; and

BE IT FURTHER RESOLVED, that this Resolution shall be published once each week for two consecutive weeks on the same day of each week and that a copy of this resolution shall be mailed by certified mail within three days after its first publication to each owner, agent, lien holder and occupant at the last known place of residence and shall be marked “deliver to addressee only”.

This Resolution is approved and adopted this 3rd day of April, 2017, and it shall be effective upon publication in the official newspaper.

[Signature]
ROBERT A. DIXSON, Mayor

ATTEST:

[Signature]
CHRISTY PYATT, City Clerk
Affidavit of Publication

STATE OF KANSAS, KIOWA COUNTY, SS.

Conrad Easterday, being first duly sworn, deposes and says: That he is Publications Manager of the Kiowa County Signal, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Kiowa County, Kansas, with a general paid circulation on a daily basis in Kiowa County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of five years prior to the first publication of said notice; and has been admitted at the post office of Greensburg, Kansas in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 2 week(s), the first publication thereof of being made as aforesaid on the 13 day of April, 2019 and subsequent publications being made on the following dates:

April 19, 2019

Conrad Easterday
Publication Manager

Subscribed and sworn to before me, this 19 day of April, 2017.

Sheryl Kutz
Notary, State of Kansas

My commission expires: January 21, 2020

Sheryl Kutz
Notary Public - State of Kansas
My Appt. Expires

Publication cost:
Greensburg City Council
May 15, 2017
City Hall

A) CALL TO ORDER
Mayor Robert Dixson called the meeting to order at 6:00 p.m. on May 15, 2017.

B) PLEDGE OF ALLEGIANCE AND INVOCATION
The Pledge of Allegiance was said and the invocation given by Pastor Terry Mayhew.

C) ROLL CALL & APPROVAL OF THE AGENDA
Council present: Matt Christenson, Mark Trummel, Rick Schaffer, Haley Kern, and Sandra Jungemann. Kern made a motion to approve the agenda as presented. Schaffer seconded. The motion passed 5-0.

G) ITEMS OF BUSINESS
1. Formal Hearing – 903 N. Sycamore

Ludwig discussed the background of the request for an abatement resolution on the house structure located at 903 N. Sycamore. In January 2017 property owner Arrow Zanghi approached the City requesting a conditional building permit to place a structure that was under the abatement process in Mullinville onto his property. Prior to being issued a permit the owner signed an agreement with conditions, to ensure the project was completed in a timely manor. The structure was to be placed on a foundation by March 18, 2017 and the exterior of the structure brought into code compliance by July 31, 2017. Zanghi failed to meet the deadline to place the structure on a foundation and photographs provided show no progress on the project since the March 20th Council decision to call a formal hearing. Ludwig requested Council pass a resolution setting a deadline for the property to be compliant with the City Code (30 days minimum).

Dixson called the hearing to order at 6:15 p.m. and asked the property owner if he would like to speak on his own behalf. Zanghi asked to first comment on another topic as he was late to the meeting due to working in Dodge City and missed the public comment portion of the meeting. Dixson recessed the public hearing and allowed Zanghi 3 minutes. Zanghi stated that the road around the state fishing lake is dangerous in its present state.

The advertised public hearing for 903 N. Sycamore resumed at 6:17 p.m. Trummel asked Zanghi where he was at with the property. Zanghi stated that no work has been done since the advertisement for this hearing appeared in the newspaper. He was advised by friends that it may not be in his best interest to pour concrete as it is uncertain what the Council will do. He mentioned a work related injury that he sustained March 2nd and advised that, unlike most of the Council, he works outside of town but chooses to live here, making it difficult to work on the house. Zanghi stated that he does not know what the Council expects. During initial conversations with Ludwig, Zanghi says that he told Ludwig it would take him 1 year. According to Zanghi, Ludwig stated that 1 year was too long of a period to wait for the house to be placed on a foundation. Zanghi was offered the list of conditions to receive a permit to move the structure into town. He felt that his only choices were to do whatever Ludwig asked or not do the project at all. Zanghi stressed that he wants to reside in this community, but does have the option to place the home in another community. Zanghi left the meeting stating that he would await a decision from the Council.

Ludwig clarified for Council that the city code requires a foundation be ready prior to a structure being moved in. Staff allowed Zanghi to place the structure on his property and gave him an additional 60 days to place it on a foundation.
With no one else wishing to speak, Dixson closed the public comment portion of the hearing and opened the floor for discussion amongst the Council. Christenson stated that the purpose of the process is to work with citizens and it does not appear the owner wants to work with the City in a timely fashion. Kern stated that Zanghi was given over 120 days to accomplish something; Staff has already made an exception to allow the structure to be brought in before a foundation was ready; and the City must be consistent in what we require of other owners. Schaffer asked for clarification that a permit was issued prior to the structure coming to town. Trummel expressed the importance of seeing progress in projects. Ludwig clarified that the conditional deadlines were set in discussion between himself and the owner and pertain only to the exterior condition of the structure. Ludwig recommended Council keep the July 31st deadline, giving them authority to move forward if necessary. He reminded Council that the abatement process can be extended or stopped at any time. Jungemann voiced that she would be willing to give a one month extension if Zanghi would get the structure on a foundation by July 31st. Trummel concurred.

Dixson adjourned the public hearing at 6:35 p.m. and resumed open session. After brief discussion, Christenson made a motion, seconded by Kern, to approve Resolution 2017-03, with the addition of a summary of the property owner’s hearing comments. Motion passed 5-0.
Signature Card for Resolution 2017-03
RESOLUTION NO. 2017-03
A RESOLUTION FOR THE GOVERNING BODY OF THE CITY OF GREENSBURG, KANSAS.

WHEREAS, the governing body of the City of Greensburg, Kansas, is charged with the responsibility of enforcing Chapter VIII, Article 7 of the City Code; and

WHEREAS, Chapter VIII, Article 7 of the City Code provides the City with the authority to order to correct and/or repair, remove or demolish a blighted premises; and

WHEREAS, the Public Officer has determined a dangerous or unfit structure(s) exists on a part of All of Block Four (4); Lots One (1), Two (2), Three (3), Four (4), five (5), and Six (6), and the North Twelve Feet (N12’) of Lot Twelve (12) in Block Thirteen (13), all in Lakeside Addition, city of Greensburg, Kiowa County, Kansas, more commonly known as 903 North Sycamore; and

WHEREAS, under Code Section 8-712 it is the right of the governing body to adopt a resolution fixing a time and place at which the owner, the owners’ agent, any lien holder of record, and any occupant of any such structure may appear and show cause why the structure should not be condemned and ordered repaired or demolished; and

WHEREAS, said resolution was published once each week for two consecutive weeks on the same day of each week and that a copy of said resolution was mailed by certified mail, return receipt, within three days after its publication to each owner, agent, lien holder and occupant at the last known place of residence; and

WHEREAS, on May 15, 2017 at the regular City Council meeting a public hearing was held at which time the owners and any other interested party were given the opportunity to show cause why the structure(s) should not be condemned and ordered repaired or demolished; and

WHEREAS, the Mayor called the public hearing to order and asked the City staff to present factual information supporting the City’s position that the property in question, 903 North Sycamore, Greensburg, Kansas, has located on it a structure that does not meet the adopted Minimum Housing Code of the City of Greensburg as defined in Chapter VIII, Article 7, Section 8-701 et seq of the City Code. City Administrator Kyler Ludwig presented a photograph(s) of the structure in question, described the disrepair the structure and lack of a permanent foundation, and noted that the owner has failed to bring the exterior of the home into compliance with the city code within the time agreed upon by the owner and Ludwig. Ludwig requested Council declare the structure to be in violation of the Minimum Housing Code and proposed Council give the owner until July 31, 2017 to abate the property.

The Mayor then inquired if the owner or any other individual interested in said property was present at the hearing and desired to speak; and

WHEREAS, the owner of the property Arrow Zanghi presented several reasons why he has not moved forward with pouring a foundation, securing the house to the foundation, and installing siding to the exterior. Zanghi advised the Council that he does own property in another municipality where the house could be relocated to, but he would prefer to remain living in Greensburg. Zanghi does not believe that the structure is a danger in its current state and does not believe that his neighbors have any complaints regarding the progress of the project or current state of the structure. Zanghi believes
that the City should continue to allow him to work on the project as he is able. Zanghi left the meeting stating that he would wait for the Council’s decision; and

THEREUPON, in open session Councilman Christenson made a motion, seconded by Councilwoman Kern, that the Council should find, based upon the information received from the City Staff, that the conditions on the premises constitute a violation of Chapter VIII, Article 7, Section 8-701 et seq; that the owner has provided no evidence or information sufficient to contradict the evidence of the City; that the City has attempted to obtain voluntary cooperation from the owner in rectifying the offending conditions but the owner has failed to alleviate the condition of the structure; that the offending conditions existed at least since the original notice was sent to the owner; that City Staff has provided the owner a reasonable time frame in which to remedy exterior conditions of the structure; and that the owner shall be given until July 31, 2017 to abate the condemned structure. The motion was approved 5-0.

NOW, THEREFORE, be it resolved by the governing body that the violating structure(s) located on 903 North Sycamore, Greensburg, Kansas, shall be demolished or repaired and the property brought into compliance by the owner on or before the 31st day of July, 2017 and if the owner of such structure(s) fails to commence within said time or fails to diligently prosecute the same until the work is completed the governing body will cause the structure(s) to be razed and removed.

BE IT FURTHER RESOLVED, by the governing body that in the event the owner fails to comply with the forgoing resolution regarding the removal or repair of the offending structure the enforcing officer may cause the structure to be removed and demolished; and

BE IT FURTHER RESOLVED, that in the event the City is required to take action with respect to the offending structure as a result of the failure of the owner to comply with this Resolution any costs incurred by the City shall be assessed and collected in accordance with Chapter VIII, Article 7, Section 8-716; and

BE IT FURTHER RESOLVED, that this resolution shall be published once in the official City newspaper and a copy mailed to the owner, agents, lien holders of record and occupants in the same manner as provided for notice in Chapter VIII, Article 7, Section 8-712.

This Resolution is approved and adopted this 15th day of May, 2017, and it shall be effective upon publication in the official newspaper.

ATTEST:

CHRISTY PYATT, City Clerk

ROBERT A. DIXSON, Mayor
A RESOLUTION OF THE GOV-ERNING BODY OF THE CITY OF GREENSBURG.

WHEREAS, the governing body of the City of Greensburg, Kansas, is charged with the responsibility of enforcing Chapter VIII, Article 7 of the City Code; and

WHEREAS, Chapter VIII, Article 7 of the City Code provides the City with the authority to order the cessation of any violation of the ordinance, to abate any violation, to remove or demolish a blighted condition; and

WHEREAS, the Public Officer has determined a dangerous or unfit structure(s) exists on a part of All of Block Four (4); Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), and the North Twelve Feet (N12) of Lot Twelve (12) in Block Thirteen (13), in the Lakeview Addition, city of Greensburg, Kiowa County, Kansas, more commonly known as 900 North Sycamore; and

WHEREAS, under Code Section 8-701 et seq. of the City Code, the City Council has the authority to declare the structure to be in violation of the Minimum Housing Code and ordered the owner to remove the structure and repair or demolish the structure within the time allowed upon the date of notice and at the owner's expense.

WHEREAS, said resolution was published once each week for two consecutive weeks on the first and second week of each month and that a copy of said resolution was mailed by certified mail, return receipt, within three days after its publication to each owner, tenant, holder and occupant at the last known place of residence; and

WHEREAS, on May 15, 2017 at the regular City Council meeting, a public hearing was held at which time the owner and any other interested party were given the opportunity to show cause why the structure(s) should not be condemned and ordered repaired or demolished; and

WHEREAS, the Mayor called the 1st public hearing to order and asked the staff to present factual information supporting the City's position that the property in question, 900 North Sycamore, Greensburg, Kansas, has failed to meet the adopted Minimum Housing Code of the City of Greensburg as defined in Chapter VIII, Article 7 of the City Code. The City Manager of the City of Greensburg, Kansas, has adopted a procedure to correct and eliminate blight in the City. The owner of the property shall have the right to appeal the decision of the City Council to the Board of Appeals.

NOW, THEREFORE, it is hereby resolved by the governing body of the City of Greensburg and the owner of the property that the property located at 900 North Sycamore, Greensburg, Kansas, shall be condemned and the property shall be demolished or repaired and the property shall be brought into compliance by the owner within 14 days of notice and at the owner's expense. The owner shall be given 14 days to repair the property.

BE IT FURTHER RESOLVED, that in the event the owner fails to comply with the foregoing resolution regarding the removal or repair of the offending structure, the offending party may cause the structure to be removed and demolished.

BE IT FURTHER RESOLVED, that in the event the City is required to take action in respect to the offending structure as a result of the failure of the owner to comply with this Resolution, any costs incurred by the City shall be assessed and collected in accordance with Chapter VIII, Article 7 of the City Code.

BE IT FURTHER RESOLVED, that this resolution shall be published in the official city newspaper and a copy mailed to the owner, agents, lien holders of record and occupants in the same manner as provided for notice in Chapter VIII, Article 7, Section 8-712.

This Resolution is approved and adopted this 15th day of May, 2017, and it shall be effective upon publication in the official newspaper.

ROBERT A. DIXSON, Mayor

ATTEST:
CHRISTY PYATT, City Clerk

Published in the Kiowa County Signal Wed., May 24, 2017.

My commission expires: December 31, 2020

SHERYL KUTZ
Notary Public - State of Kansas
My Appl. Expires

Publication cost:
Greensburg City Council  
August 7, 2017  
City Hall

A) CALL TO ORDER  
Mayor Robert Dixson called the meeting to order at 6:00 p.m. on August 7, 2017.

B) PLEDGE OF ALLEGIANCE AND INVOCATION  
The Pledge of Allegiance was said and the invocation given by Dixson.

C) ROLL CALL & APPROVAL OF THE AGENDA  
Council present: Mark Trummel, Matt Christenson, Sandy Jungemann, and Haley Kern. Rick Schaffer was absent. Trummel made a motion to approve the agenda as presented. Jungemann seconded. The motion passed 4-0.

2. Property Abatement – 903 N. Sycamore  
Ludwig reminded Council of previous conversations regarding the structure that was placed at 903 N. Sycamore. In January owner Arrow Zanghi agreed to conditions placed on a permit to place the structure on a permanent foundation and bring the home into compliance with city codes. The structure was originally located in Greensburg and had been moved to Mullinville by its previous owner. The City of Mullinville had the house removed through an abatement process. Zanghi obtained the house at that time. Zanghi was allowed to place the house on his property and was given until March 18, 2017 to place the structure on a foundation. With no progress shown on the project, Council held a formal abatement hearing on May 15th. At that meeting, a resolution was passed setting a July 31st deadline to bring the exterior of the structure into code compliance. No progress was made between May 15th and the July 31st deadline. On August 1st Zanghi approached Staff saying he has hired someone to do the foundation. Work was scheduled to begin in 3 weeks. When asked about the roofing and siding Zanghi said he would finish that when he had time. Ludwig encouraged Zanghi to check with Council before moving forward. Should Council choose to move forward with abatement, all fees associated would be assessed to the current land owner.

Zanghi was present and read from a prepared statement. Zanghi expressed his frustration over being given a deadline to complete work considering other properties in town, specifically a two story, dilapidated house 3 blocks from him that has been in the same condition for over 10 years. Acknowledging that he has not handled the situation as well as he could have, Zanghi attributed personal issues and this being an unplanned project (financially) to his inability to meet set deadlines. Zanghi advised Council that he has made financial progress on the project since May. Zanghi has paid the house mover $2,500 of the $3,000 that they had agreed upon and has purchased doors and windows. He estimates that he has invested $5,000 in the project so far. Denton Schmidt has been hired to pour a foundation and will begin 2 weeks from now. Zanghi mentioned again, as he did in May, that he had the opportunity to place the house in Spearville, but he wants to be in Greensburg. Stating that the house can be on a foundation in 60 days if Schmidt does what he says he will do, Zanghi believes progress will go better than it has thus far. Zanghi thanked Council for their time.
Trummel asked specifics about the foundation. Zanghi plans to pour a footing and lay block, as stated in his permit application. The house can be on the foundation in 60 days. Council expressed that they do not want to stop him from building, but must be fair to others in the community. (As a rule a foundation must be in place before a structure is allowed into town). Trummel reminded Zanghi that he has already been granted two extensions and he is hesitant to give any additional time since no progress was made. Jungemann expressed that she would be willing to give an additional 60 days but hadn’t felt like Zanghi had been trying to work with Council. Kern stated that Council has been working on other properties and has had a list of delinquent properties compiled for several years. Due to the financial burden to the City, Kern said that Council has prioritized that list and focuses on 2-3 properties a year. Christenson stated that the Council has moved forward in the case, in an attempt to not add to the delinquent property list. Council works with the owners of those properties who show regular progress, setting milestone dates for the various aspects of each project. He asked Zanghi what he thought was a reasonable time frame for completion of his project. Zanghi stated that the house is water tight, and that he can put windows in and wrap it in two weeks. He intends to put on a porch before installing siding. He intends to do this work himself. Kern expressed concern that more money would be spent on the project and Council would find itself in a difficult position down the road. Trummel asked how they would be guaranteed the project would move forward in a timely fashion. Zanghi said that all he could do was hope and that he could not guarantee physical progress. Additional discussion was had on setting deadlines. Dixson asked how long it would take the foundation to cure. Zanghi said it would take 28 days to completely cure, but that he could start placing block in approximately a week. The house could be on a foundation within 45 days. He stated that his weekends in June and July were spoken for a year ago, but that his weekends are now open and he will do whatever he has to do to get the project done.

Trummel confirmed with Ludwig that at the end of an additional 60 days Council would have the authority to move forward with abatement, if necessary, without republishing. Ludwig also clarified that the original development plan was for the exterior of the home only. The interior can be completed at the discretion of the owner. Ludwig requested more direction on a maximum exterior completion date.

Christenson made a motion to delay abatement action 2 weeks and allow Zanghi to present a development plan with milestone dates. Zanghi is to share the plan with Ludwig so that Council can consider issuing an extension of the conditional use permit. Trummel voiced that he disagreed with a third extension. Jungemann seconded the motion and encouraged Zanghi to do as much as he could in 2 weeks time. Motion passed 3-1 with Kern voting “no”. Zanghi was instructed to have a plan submitted to Ludwig by no later than the afternoon of Thursday, August 17th so that it can be included in the Council packet.
Arrow 903 N Sycamore St

Work Plan

Pour Footing / Lay Footing Foundation
Place here by October 7th

Install windows & Doors

Wrap stone with house wrap

Remove Shingles / Cover roof with Roof wrap

Porch installation - Before Freeze

Siding

Roof -caulk Cover

Home to be dried-in in preparation for winter

Siding

Roofing Cover
Greensburg City Council
August 21, 2017
City Hall

A) CALL TO ORDER
Mayor Robert Dixson called the meeting to order at 6:00 p.m. on August 21, 2017.

B) PLEDGE OF ALLEGIANCE AND INVOCATION
The Pledge of Allegiance was said and the invocation given by Dixson.

C) ROLL CALL & APPROVAL OF THE AGENDA
Council present: Mark Trummel, Sandy Jungemann, and Rick Schaffer. Matt Christenson and Haley Kern were absent. Trummel made a motion to approve the agenda as presented. Jungemann seconded. The motion passed 3-0.

1. 903 N. Sycamore - Abatement

At the previous Council Meeting, Arrow Zanghi was asked to provide a development plan for his property at 903 N. Sycamore, which is under an abatement process. Abatement was delayed 2 weeks, providing the owner produced the schedule. After briefly reviewing the plan provided, Jungemann asked if she understood correctly that it would be October before a foundation would be completed. Zanghi stated that, yes, he did propose 60 days to have it completed. Trummel reminded Zanghi that he had previously told Council that he had hired Denton Schmidt to do the foundation and that it was scheduled for 3 weeks from their conversation (which would have been approximately the time of this Council Meeting). Trummel asked if the work had begun. Zanghi confirmed that it had not and stated that he has been trying to contact Schmidt for the last week. Zanghi stated that he has spoken to Tony Lowry, Pueblo Concrete, but that there was no way they could work him in at this time. Zanghi plans to do the work himself. Schaffer stated that 6 months ago Zanghi had told the Council he could finish the project in 6 months, but there is no visible progress on the property. Zanghi told Schaffer that he and Council had gotten past that and discussed lack of progress at the last meeting.

Dixson and Trummel questioned that the plan provided stated that the structure would be wrapped and roof wrap would be placed by October 31st. They pointed out that the original conditions placed on the building permit stated that the house would be sided and roofed by July 31st. Trummel stated that he wanted to see siding on the structure by the end of October. Zanghi stated that he could not promise that time frame and stated that he still needed to build a porch before siding the structure. Discussion continued about the concerns several Council members have expressed. Zanghi stated that he was really tired of hearing about “stuff” that was discussed at the last meeting and that he could only promise the structure would be wrapped and hope for siding.
Ludwig recommend that the Council gives Zanghi a clear list of expectations and a timeline before he invests additional resources. Zanghi stated that, though he has not made physical progress on the property, he continues to make financial progress, having just paid for the foundation blocks the night before. He has also told the house mover to tentatively plan to set the structure in 6-8 weeks. Dixson clarified that Councilman Christenson had specified at the last meeting that he wanted to see a plan with milestone dates. Trummel stated that Zanghi should have considered if he could afford the project in January, before starting and reiterated that he wants to see the structure on a foundation, siding, and a new roof by the end of October. Hearing direction from Trummel, Zanghi stated that he could then come back to Council their first meeting in November and discuss where the project was at. Schaffer mentioned that Zanghi has a minimal investment in the property now; Shaffer wondered if Council was doing Zanghi a favor if he spends more money only to have the Council move forward with abatement because he has not met specific milestones.

Jungemann made a motion to extend abatement until October 31st, with Zanghi to complete the plan presented. Council would hear back from him on siding and roofing at that time. The motion died due to lack of a second. Trummel made a motion to extend abatement until October 31st, with Zanghi to complete the plan, as well as siding and roofing. The abatement process would be back in order November 7th if those items specified were not complete. The motion died due to lack of a second. Trummel made a motion to delay abatement 2 weeks, until the September 5th Council meeting. Schaffer seconded. Motion passed 2-1 (Jungemann voting “no”). Zanghi told Trummel that he was just looking for someone to second his motion and that there was no reason for him to spend another dime or second on the project. Trummel explained that he was looking for more opinions and wished to delay abatement until more Council Members were present. Zanghi stated that he would not be able to attend the September 5th meeting.
Greensburg City Council
September 5, 2017
City Hall

A) CALL TO ORDER
Mayor Robert Dixson called the meeting to order at 6:00 p.m. on September 5, 2017.

B) PLEDGE OF ALLEGIANCE AND INVOCATION
The Pledge of Allegiance was said and the invocation given by Pastor Terry Mayhew.

C) ROLL CALL & APPROVAL OF THE AGENDA
Council present: Mark Trummel, Sandy Jungemann, Matt Christenson, and Haley Kern. Rick Schaffer was absent. Kern made a motion to approve the agenda as presented. Christenson seconded. The motion passed 4-0.

2. 903 N. Sycamore – Abatement Discussion
City Administrator Kyler Ludwig opened discussion on the abatement process that was suspended on 903 N. Sycamore by stating that there was nothing new to add to the discussion had at the previous Council Meeting. Dixson opened the floor for discussion. Arrow Zanghi, owner of 903 N. Sycamore, was present, and Kern asked if there were any updates. Zanghi stated that the footing was on the ground Friday and that, with any luck, blocks would be set and the house set by October. Christenson asked Zanghi what his next steps were and for a timeframe on windows, doors and siding. Zanghi stated that he could only tell him what was on the written plan he submitted previously. He would like to see these items done before temperatures get too cold, but as stated at a previous meeting, siding and the roof are geared around him building a porch. Zanghi stated that he could go ahead and put siding on before the porch is built.

Kern asked what was needed from Council. Ludwig stated the abatement of the property was postponed until today. He requested Council give Zanghi guarantees of an approved time frame for him to continue work or terminate the project. At the last Council meeting, a deadline of October 31st was discussed. Council reviewed the previously presented development plan and the motions made at the last meeting. Jungemann voiced that she understood the difficulty of doing the project himself and stated that Zanghi is working hard on the project now. Kern applauded Zanghi for his recent efforts at communicating with Council. She expressed concern over the project being at a stalemate for approximately 216 days. She does not want to see him and Council in the same situation two months down the road, after additional money has been invested. She stated that she wasn’t sure Council was helping Zanghi by giving him extensions. Zanghi recounted the financial burdens and physical setbacks he has experienced since taking on the project. Christenson stated that he had no problem with giving an extension, but wanted a definite timeframe, without an open ended final date. Zanghi stated that siding and the roof cannot be completed by October 31st, as previously suggested. Council can review the project October 31st, but Zanghi feels that the end of February is more realistic for roofing and siding.
Trummel voiced frustration with previous lack of progress and continual extensions. Dixson asked for clarification on what “dried in” on the development plan meant. Zanghi stated that it meant the house and roof would be wrapped, acknowledging that wrap must be maintained or it will come loose in the wind and become a problem. He stated that house wrap is good for 1 year without siding. Trummel stated that he wants to see Zanghi have a house in town, but that with extensions previously given, the ball is in Zanghi’s court. He wants to see progress, not have more discussion.

Kern stated that she would like to see a definite plan, in writing, with dates. Ludwig requested that a very clear motion be made so that all parties know what is expected. Zanghi expressed frustration that Council seemed to want a final date and that if everything wasn’t done by then abatement would proceed, regardless of what may happen. Jungemann voiced that she was not ready to proceed with abatement. She feels that Council has an obligation to work with Zanghi when he is motivated.

Jungemann made a motion to extend abatement until October 31st, with Zanghi to complete the plan presented. Council would hear back from him on siding and roofing at that time. She added that Zanghi is to start on siding and roofing and have as much done by December 31st as possible. The motion died due to lack of a second.

Christenson made a motion to delay abatement action to allow time for repairs as scheduled (pour footing, lay block foundation and place home by October 7th; install windows, doors and house wrap by October 14th; remove shingles and cover the roof with wrap by October 31st; install porch before freeze) with the addition of siding and roofing to be completed no later than February 28th. Council will revisit the abatement if any milestones are not met. Jungemann seconded, and the motion passed 3-1 (Trummel voting “no”).
A) CALL TO ORDER
In the absence of Mayor Robert Dixson, Councilwoman Haley Kern called the October 2, 2017 meeting to order at 6:03 p.m.

B) PLEDGE OF ALLEGIANCE & INVOCATION
The Pledge of Allegiance was said. No invocation was given.

C) ROLL CALL & APPROVAL OF THE AGENDA
Council Present: Haley Kern, Matt Christenson, Mark Trummel, Sandy Jungemann, and Rick Schaffer. Mayor Dixson was absent. Trummel made a motion to approve the agenda as presented. Christenson seconded. Motion passed 5-0.

D) CITIZEN COMMENTS
Kern welcomed those in attendance and opened the floor for citizen comments.

Arrow Zanghi advised that he had asked Councilman Trummel to visit his property last Thursday to show him the progress he has made at 903 S. Sycamore. The house mover is scheduled to set the house on Friday, October 6th, as long as weather co-operates. Zanghi stated that he is on schedule with the remainder of the project.

I) GOVERNING BODY COMMENTS
Trummel confirmed that he had met with Arrow Zanghi, to look over his project. Trummel set that progress has been made. Before the next Council meeting, the structure is scheduled to be set on the foundation and wrapped. Trummel voiced concern that Zanghi had said he was not going to put all his spare time into the project.
Greensburg City Council
October 16, 2017
City Hall

A) CALL TO ORDER
Mayor Robert Dixson called the October 16, 2017 meeting to order at 6:00 p.m.

B) PLEDGE OF ALLEGIANCE & INVOCATION
The Pledge of Allegiance was said. No invocation was given.

C) ROLL CALL & APPROVAL OF THE AGENDA
Council Present: Haley Kern, Mark Trummel, Sandy Jungemann, and Rick Schaffer. Absent: Matt Christenson. Trummel made a motion to approve the agenda as presented. Jungemann seconded. Motion passed 4-0.

1. 903 N. Sycamore Discussion

On September 5th, Council voted to delay abatement of property located at 903 N. Sycamore if established deadlines were met. City Administrator Kyler Ludwig reminded Council that the first deadline was for the structure to be attached to a foundation prior to October 7th. Doors, windows, and house wrap were to be installed by October 14th. Owner Arrow Zanghi has been working toward these goals; however, as of today, none of them have been completed. Staff was previously asked to bring the case back to Council if a deadline was not met.

Arrow Zanghi was present and was asked to update the Council. Zanghi answered that Staff had made a phone call to his house mover and that they knew more about the situation than he did. He stated that he had the foundation ready 2 weeks ago. Zanghi stated that he does not plan to wrap the structure until he installs OSB. The north side of the structure has OSB.

City Clerk Christy Pyatt stated that she was asked today to contact the house mover for an update. She was advised that he had been delayed at another project, but that he intended to be in town today to look the site over and had planned to stop by City Hall. The mover said that he intends to move his truck down to the site tomorrow and have the structure set sometime this week. Zanghi replied that as of 10 minutes prior to the meeting, the mover had not been at the site.

Ludwig asked Council if they wanted Staff to bring the issue back to them if future deadlines are not met. The next deadline on Zanghi’s schedule is October 31st, at which point the structure should be set, windows and doors installed, the exterior wrapped, the existing shingles removed, and the roof wrapped. Kern stated that it would be nice to have an update on the project at the November 6th meeting.
Greensburg City Council
November 6, 2017
City Hall

A) CALL TO ORDER
Mayor Robert Dixson called the November 6, 2017 meeting to order at 6:00 p.m.

B) PLEDGE OF ALLEGIANCE & INVOCATION
The Pledge of Allegiance was said, and the invocation was given by Dixson.

C) ROLL CALL & APPROVAL OF THE AGENDA
Jungemann made a motion to approve the agenda as presented. Trummel seconded. Motion passed 5-0.

D) CITIZEN COMMENTS
Dixson welcomed those in attendance and opened the floor for citizen comments, of which there were none.

E) CONSENT AGENDA
Kern made a motion, seconded by Jungemann, to approve the Consent Agenda as presented. The motion passed 5-0.

F) ITEMS OF BUSINESS
1. 903 N. Sycamore Discussion
As requested by Council at its previous meeting, City Administrator Kyler Ludwig opened discussion on property located at 903 N. Sycamore. The owner of the property was not present, but was aware the discussion was to take place. Since the last Council Meeting, the structure has been placed on a foundation (deadline was October 7th); however, no other deadlines set by the owner have been met. At this time, the property owner had planned to have shingles removed, the walls and roof wrapped, doors and windows installed by October 31st. A porch was also planned to be built prior to the first freeze, which took place October 31st. A “hard freeze” has not occurred yet. At the last Council meeting, Arrow Zanghi, the owner of the property, stated that he would not have trouble meeting the deadlines.

Kern and Jungemann each voiced concern over what to do about the project. Kern stated that Council needed to either commit to allowing the project to happen on Zanghi’s timeline or put their foot down. Christenson pointed out that the timeline presented was created by Zanghi. Trummel voiced that he believes that Zanghi understands that he has until February to complete the exterior of the structure. Christenson said that he felt his previous motion on the project was clear. Zanghi has until the end of February to complete the exterior of the structure, but he must also meet the milestone dates that he presented to Council. Trummel noted that the house mover delayed Zanghi having the structure set. Kern voiced that she was not sure Council was doing Zanghi any favors by continuing to delay abatement. Christenson reviewed the work plan, noting how many days Zanghi had planned to complete each step. Based on the number of days in the plan, Christenson recommended Council give Zanghi until the next meeting to complete items on his list or move forward with abatement. Christenson stated that he was very fast losing his patience. Kern concurred. The item will be placed on the next Council Agenda.

2. Health Insurance Approval
Ludwig provided a quote for 2018 employee health insurance coverage through Blue Cross Blue Shield of Kansas (BCBS), noting a 13% increase in premium overall. The increase is not evenly applied to all employees. Those with children will see a more dramatic rate increase, especially those with children
A) CALL TO ORDER
Mayor Robert Dixson called the November 20, 2017 meeting to order at 6:00 p.m.

B) PLEDGE OF ALLEGIANCE & INVOCATION
The Pledge of Allegiance was said, and the invocation was given by Dixson.

C) ROLL CALL & APPROVAL OF THE AGENDA
Council Present: Matt Christenson, Haley Kern, Mark Trummel, and Rick Schaffer. Sandy Jungemann was absent. Administrator Kyler Ludwig requested that item E.3 be removed from the published agenda. Trummel made a motion to approve the agenda with the requested deletion. Christenson seconded. Motion passed 4-0.

D) CITIZEN COMMENTS
There were no citizens present at the time the item came up on the agenda. Citizen Arrow Zanghi appeared during business item G.2. Dixson offered him the floor to address the Council. Zanghi stated that we are not where we wanted to be with the progress of the property at 903 S. Sycamore. Zanghi has purchased a travel trailer and has spoken to Staff about obtaining a 6 month permit to reside in the trailer, parked at 903 S. Sycamore, while working on the property. Zanghi stated that the trailer was not as livable as he was told, so he has spent his time preparing the trailer for him to be out of his apartment by the end of the month. The house is ready to be boxed in and wrapped. Zanghi has siding and plans to install it as soon as wrap is placed.
903 N. Sycamore Timeline
Mullinville abated the structure, and had the property removed.
January 10, 2017- Mullinville
Conditional Building Permit Agreement

I, [Signature], agree to the following terms as conditions to the building permit for the property located at 903 N. Sigamore St.

- The City will be provided with a copy of the property's survey conducted by a licensed surveyor prior to a permit being issued.
- The foundation footings will reach at least 30 inches below the dirt grade.
- The structure will sit a minimum of 8 inches above grade when backfilled.
- The foundation will meet the minimum requirements set in the 2003 IRC code.
- The foundation will have a minimum of 3 blocks, a 2 foot crawl space, and the building will be securely strapped to the foundation with pinning every 4 feet.
- The structure will be set on the foundation by March 18th of 2017.
- The structure’s electric infrastructure will meet the 2003 IRC and is subject to inspection by City staff.
- The siding will be completed by July 31st of 2017.
- The roof will be completed by July 31st of 2017.
- The home will be sealed with appropriate windows and venting by July 31st of 2017.
- The structure will meet all requirements set in the 2003 IRC
- Plumbing of the structure will meet the City's adopted plumbing codes.
- The construction is subject to inspection by city representatives to insure the facility meets the established requirements.
- The conditional building permit may be suspended or revoked for failure to meet the set requirements.

If the agreed upon deadlines and requirements are not met, I, [Signature], understand that the property is in violation of the City's codes, and is subject to the city's abatement process, which may include fines and/or the removal of the structure at the expense of the property owner.

Signature of Building Permit Applicant: [Signature]
Date: 1-24-2017
January 2017
Structure moved to property-903 N. Sycamore

Picture- February 1, 2017
Arrow committed to staff that the structure would be on a foundation by March 18\textsuperscript{th} (60 days)

Arrow committed to staff that the project would be completed by July 31, 2017

On March 6\textsuperscript{th} Arrow stated that he was injured (on March 2\textsuperscript{nd}) and he would not be able to meet the set deadline.

Staff felt that because no progress was made prior to the injury it was best to start the abatement process to give the City authority to clean up the property if Arrow continued to delay.
Proposed Timeline

Informal Discussion | March 20, 2017
Resolution- Notice of Formal Hearing | April 3, 2017
Publish Resolution in Paper of Record | April 12/19, 2017
Notification Sent to Landowner | April 12, 2017
Formal Hearing | May 15, 2017
Publish Resolution Directing Owner to “Repair or Remove” | May 24, 2017
Reasonable Time Given to Repair or Remove the Structure | July 31, 2017
Resolution 2017-02
Calling for a formal hearing on May 15th
May 15, 2017

• Public hearing held at City Council Meeting- Arrow was in attendance

• Resolution 2017-03 passed requiring the structure to be in compliance with City Code by July 31, 2017
Resolution 2017-03
Requiring repairs by July 31, 2017
First date Arrow had committed to have the project completed by.
August 1, 2017

• Arrow told City Staff that the foundation would be completed in 3 weeks, and he had hired someone to help with the project.
August 7, 2017

• Staff requested approval to abate the structure at 903 N. Sycamore
• Council delayed the abatement 2 weeks to allow for Arrow to build the foundation.
• Council asked Arrow to put together a development plan prior to August 17th.
Development Plan
August 2017

Arrow 903 N Sycamore St

Work Plan

Pour Footing / Lay block Foundation
Place Ave by October 7th

Install windows & Doors
Wrap stucco with house wrap

Remove shingles / Cover roof with roof wrap

Porch installation - Before Freeze

Siding

Root - Ground Cover

Home to be dried-in in preparation for winter

Siding

Roofing Cover
August 21, 2017

• Arrow did not have a foundation, and explained he was unable to contact his contractor.
• Council delayed the abatement until September 5, 2017.
September 5, 2017

• Council passed a motion to delay abatement until February 28th with the condition that Council would revisit the abatement if any of Arrow’s proposed milestones were not met.
November 6, 2017

• Structure was placed on foundation.
• Staff presented that Arrow had not met the set deadlines:
  • Shingles removed, home/roof wrapped, windows and doors installed- Oct 31
  • Front Porch – Freeze (Oct 31)
• Council requested this be placed on the agenda at the next meeting
November 6, 2017

• Structure was placed on foundation.
• Staff presented that Arrow had not met the set deadlines:
  • Shingles removed, home/roof wrapped, windows and doors installed- Oct 31
  • Front Porch – Freeze (Oct 31)
• Council took no action