



*Superintendent of Central Inspection
Kurt Schroeder*

Building, Fire and Trade Code Review Updates

In March 2010, after a several month review of proposed ordinances to adopt the 2009 editions of the International Building Code (IBC), International Residential Code (IRC) and International Fire Code (IFC), the Board of Code Standards and Appeals (BCSA) recommended that the City NOT move forward with adoption of the 2009 model code editions. However, the BCSA did recommend that the City consider updating the currently-adopted 2006 editions of the IBC, IRC, International Mechanical Code (IMC), International Fuel Gas Code (IFGC) and International Residential Mechanical Code (IRMC) to include a number of amendments and clarifications that had been developed by various code review committees between mid-2009 and early 2010 (also incorporating certain provisions of the 2009 IBC, IRC and IRMC code editions into currently-adopted City Building Codes, using the currently-adopted 2006 IBC, IRC and IRMC code editions as the base).

The BCSA further recommended that the City move from the currently-adopted edition of the 2000 IFC to the 2006 edition of the IFC, and from the currently-adopted 2000 edition of the Uniform Plumbing Code (UPC) to the 2006 edition of either the UPC or the International Plumbing Code (IPC). The BCSA's expressed interest was to get all building, fire and trade codes under the 2006 editions of the various national model codes.

In April 2010, the current status of code review and building/trade board recommendations was presented to the Wichita City Council during a Council

workshop. Based on feedback received during and after the City Council workshop, OCI and Fire Department staff moved forward with development of ordinances as generally recommended by the BCSA in March 2010.

Since late April 2010, City staff has developed and re-presented proposed ordinance amendments (as generally recommended by the BCSA in March 2010) to the BCSA and the Mechanical Board. These amended ordinances have also been presented to various building and trade organizations for review and input. As of August 2, 2010, both the BCSA and Mechanical Board have reviewed and recommended approval of proposed amendments to the currently-adopted 2006 editions of the IBC, IRC, IMC, IFGC and IRMC; the BCSA has further reviewed and recommended approval of a proposed ordinance to move from the currently-adopted 2000 edition of the IFC to the 2006 edition of the IFC. As of July 2010, the Mechanical Board has reviewed and recommended proposed ordinance amendments to the currently-adopted 2006 editions of the IMC, the IFGC and IRMC.

It is currently anticipated that recommended ordinance amendments will be presented to the City Council in mid-September 2010.

The Plumbing Board's review of the 2006 model code editions is on-going, with a 2006 model code adoption recommendation anticipated during the last quarter of 2010.

As you are probably aware, the City's Electrical Code, which adopts the National Electrical Code (NEC), is on a different three-year model code publication cycle than the other model codes (the City adopted the 2008 NEC, with local amendments, in late 2008).

Documents recently presented to the BCSA and Mechanical Board may be reviewed under "News and Notices" on the Office of Central Inspection Web site at <http://www.wichita.gov/CityOffices/OCI/>, or may be obtained from OCI by contacting Elaine Hammons at 268-4460.

Kurt Schroeder
Superintendent, Office of Central Inspection

REMINDER:

Contractor license renewal begins September 1 with all licenses expiring December 31. Trade certificates do not renew this year as they are valid until December 31, 2011. We ask that you write your Email address on your renewal application as the new inspection/permit system we are in the process of changing to will utilize emails for a number of different notifications. Also please verify your insurance is up to date when you send in your license renewal.

Contacting your Inspector

When the Building, Plumbing, Electrical and Mechanical Inspectors began carrying City-issued cell phones, the need to spend a large portion of their day in the office returning calls was no longer necessary. With less and less time spent at their desks and more time spent in the field performing inspections, Central Inspection recognized a cost savings measure by eliminating the office desk phones for those inspectors.

Although the general telephone numbers for each section are still in service for public access to Central Inspection, each inspector can be reached directly by dialing their cell phones. In the event that the inspector is unavailable to answer, callers may leave a voice mail for the inspector. All supervisors have retained their office phones as well as their cell phones.

Inspector hours: 7:30 a.m. – 4:00 p.m., Monday through Friday (by cell phone)

Central Inspection Office – 8:00 a.m. – 5:00 p.m., Monday through Friday (by general number)

	Cell Numbers	General Number
Building		
Darlene Hultman – Administrator	871-6830	268-4461 or 268-4648
Richard Brown	871-6392	
Kortney Capello	871-2063	
Mike Dill	871-4879	
Jim Garcia	871-2302	
Rick Jack	871-7459	
Tim McMenomey	871-6459	
Richard Meier	871-6018	
Electrical/Elevators		
Tom Kerschen – Administrator	871-2239	268-4465
Tim Betts	871-1790	
Ismael De Leon	871-6689	
Mike Hood (Elevator)	806-0388	
Bill Loveland (Elevator)	806-0709	
Chris Nordick	871-6770	
Steve Schauner	871-2622	
Mechanical		
Stoney Nethercot – Administrator	640-0461	268-4473
Todd Jones	871-1615	
Ron Shores	871-6764	
Plumbing		
David Laws – Interim Administrator	871-4849	268-4471
Keith Johnson	871-2987	
Frank Ritter	871-2820	
Roger Young	871-4602	

Sight Obstruction Regulations

There has for some time been an issue with sight obstructions near driveway entrances. OCI has received numerous complaints, and had no ability to address the issue. The Unified Zoning Code has now been amended to address this issue.

These amendments became effective 3/12/10, and cover not only fences or walls, but “natural growth” as well. The amendments are printed below:

III-E.1.e (1) (a):

Trees, shrubbery or other features of natural growth; except that, within the City and those portions of the County along urban standard roads (curbs and gutters), when shrubbery or other features of natural growth have more than 80 percent opacity, the maximum height along the side Lot Line shall not exceed three feet within 20 feet of its intersection with the street right-of-way line, and further that along any Lot Line within 20 feet of the intersection of the street right-of-way with an ingress/egress driveway, the maximum height shall not exceed three feet.

III-E.1.e (1) (b):

Fences or Screening Walls that do not exceed eight feet in height as measured on the side of the Fence with the least vertical exposure above finished grade, except that, within the City and in those portions of the County along urban standard roads (curbs and gutters), for Fences or Screening Walls with more than 80 percent opacity, the maximum height along the side Lot Line shall not exceed three feet within 20 feet of its intersection with the street right-of-way line, and further that along any Lot Line within 20 feet of the intersection of the street right-of-way with an ingress/egress driveway, the maximum height shall not exceed three feet.

In simple terms, solid fences or plant materials (defined as more than 80% opacity) cannot exceed a height of 3 feet within 20 feet of the street right-of-way along a side lot line or within 20 feet of any driveway. Hopefully, this will alleviate the concerns and eliminate potentially dangerous situations.

John R. Cox, Jr.
Interim Zoning/Sign/License Supervisor



Paying for Permits!

Credit Card Information

If your company is on the Credit Card program, please make sure that your credit card information is up to date. It is your responsibility to notify Central Inspection when your credit card number changes, the card has expired, or you have changed card issuers.

Credit Card Permit Processing & Accounts Payable

(Faxed Permits or E-connect Permits)

All permit applications must be completely and accurately filled out on the appropriate form. When Faxing, contractors must include their FAX numbers, preferably at the top of the page along with date and time sent.

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Paying for Permits! cont.

If the permit application is not accurate or is incomplete, OCI has the right to not process the application.

The contractor is also responsible in making sure that the address on the permit is within the Wichita city limits. If the contractor is unsure if the address is City or County, he/she must contact Sedgwick County Real Estate at 660-9200 to get verification. If the wrong address is put on the permit, the contractor could forfeit the permit fee.

All permit applications received between 8:00 a.m. and 12:00 p.m. will be processed no later than 5:00 p.m. that same day. Permit applications received between 1:00 and 5:00 p.m. will be processed no later than 12:00 noon the following day. The exceptions to these rules are Sewer Permits. As Sewer Permits generally take longer to research the information, they will be processed within a timely manner. The potential for mistakes and the consequence of those mistakes is far greater for Sewer Permits than other types of permits, therefore the reason extra time is needed to process.

For trade permits (Electrical, Plumbing, Mechanical) it would be most helpful to the OCI staff, if in the case the trade permit is part of a Commercial project, where on the permit application it asks for the Commercial permit number, that it is included. This just helps staff attach trade permits to Commercial jobs.

The Office of Central Inspection reserves the right to pay for any Faxed in permits on the Credit Card Permit Processing policy at anytime. Our office will generally wait a few days to make sure information is correct on the application and in many cases wait for several permits to be added to a contractors listing before we process them.

For contractors that are on the Accounts Payable program, all unpaid permits that have been approved and processed during the week must be paid for by the following week. ***There are no exceptions.*** Accounts Payables are due weekly and not monthly. If permits are not paid for, the contractor will be notified. Contractors with outstanding permits, which have not been paid, will be placed on Hold. Any contractors placed on Hold will not be able to pull any more permits or request inspections on any current jobs until all past due unpaid permits are paid. If the past due permits remain unpaid for 4 weeks, payment will be deducted from the contractor's deposit for all unpaid permits. The remaining deposit will be returned to the contractor and the contractor will not be allowed to participate in the payment receivable permit program. Contractors may not submit permit applications through this program if their total permit fees exceed the amount held on deposit. No unpaid commercial building permits will be processed.

To expedite service, it is encouraged that you consider going on our credit card program. Once the permits are approved and processed, they are mailed out.

Please Note: Your deposit into the Accounts Payable program is not for payment of permits faxed in. It is only a guarantee that payment will be made to OCI on a timely basis. A contractor can drop from the program at any time by sending in a request, by letter, that you no longer wish to participate and your deposit will be returned in approximately two weeks.

We do not FAX contractor's licenses or your TELUS PIN numbers. If you are going to work outside of the Wichita City limits, you will need to carry (proper testing credentials) a copy of your license and/or Block Certificate. **NO EXCEPTIONS!**

Maria Bias, Administrative Services Division Manager

Residential Feeders

Section 310.15(B)(6) of the NEC states in part: “For individual dwelling units of one family, two-family, and multifamily dwellings, conductors, as listed in Table 310.15(B)(6), shall be permitted as 120/240-volt, 3-wire, single phase service-entrance conductors, service lateral conductors, and feeder conductors that serve as the main power feeder to each dwelling unit... For application of this section, the main power feeder shall be the feeder between the main disconnect and the panelboard that supplies, either by branch circuits or by feeders, or both, all loads that are part of or associated with the dwelling unit. The feeder conductors to a dwelling unit shall not be required to have an allowable ampacity rating greater than their service-entrance conductors.”

Title 19 Section 19.12.080 of the City Ordinance states in part: Residential. All residential and accessory building wiring conductors rated less than 100 amperes shall be copper.

This change in the 2008 NEC was made to clarify that Table 310.15(B)(6) can only be applied to service conductors and one feeder and only when that feeder supplies all the loads of the dwelling unit and loads associated with the dwelling units as the case of a detached garage or structure.

This allows 2 AWG aluminum conductors for 100 amp service conductors on individual dwelling units of one-family, two-family, and multifamily dwellings. This also allows 2AWG aluminum conductors for a feeder when the service conductors are rated 100 amp and the feeder carries ALL the load of the service.

Examples:

100 amp service
may use 2 Al or 4 Cu for service conductors.

100 amp service with 100 amp feeder
may use 2 Al or 4 Cu for service conductors and for feeder conductors.

100 amp service with 100 amp panel with A/C circuit and/or pool circuits and 100 amp feeder to inside panel.
may use 2 Al or 4 Cu for service conductors and for feeder conductors.

100 amp service with 60 amp feeder
may use 2 Al or 4 Cu for service conductors and must use a minimum of 1 Al or 6 Cu for feeder conductors.

This also allows 4/0 AWG aluminum conductors for 200 amp service conductors on individual dwelling units of one-family, two-family, and multifamily dwellings. This also allows 4/0 AWG aluminum conductors for a feeder when the service conductors are rated 200 amp and the feeder carries ALL the load of the service. This will require 1 AWG Al or 3 AWG Cu for a 100 amp rated feeder.

Examples:

200 amp service
may use 4/0 Al or 2/0 Cu for service conductors.

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200 amp service with 100 amp feeder

may use 4/0 Al or 2/0 Cu for service conductors and must use a minimum of 1 Al or 3 Cu for feeder conductors.

A service with multiple mains would not be allowed to use Table 310.15(B)(6) as one set of the service conductors will not supply all the load of the dwelling.

Examples:

300 amp service (one 200 amp main disconnect or main breaker panel and one 100 amp main disconnect or main breaker panel)

may use 4/0 Al or 2/0 Cu for service conductors for the 200 amp and a minimum of 1 Al or 3 Cu for the 100 amp.

300 amp service (one 200 amp main disconnect or main breaker panel and one 100 amp main disconnect or main breaker panel) with 200 amp feeder from the 200 amp disconnect or panel and/or 100 amp feeder from the 100 amp disconnect or panel.

may use 4/0 Al or 2/0 Cu for service and feeder conductors for the 200 amp and a minimum of 1 Al or 3 Cu for service and feeder conductors for the 100 amp.

300 amp service (one 200 amp main disconnect or main breaker panel and one 100 amp main disconnect or main breaker panel) with 100 amp feeder from the 200 amp disconnect or panel.

may use 4/0 Al or 2/0 Cu for service conductors and must use a minimum of 1 Al or 3 Cu for feeder conductors.

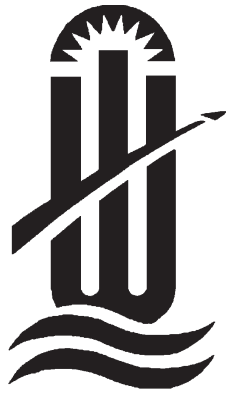


Existing Panels in Clothes Closets

An existing electrical breaker panelboard located in a clothes closet **must be removed** from the closet and relocated elsewhere if circuits are to be added to the panelboard. Article 240.24(D) states: Overcurrent devices shall not be located in the vicinity of easily ignitable material, such as in clothes closets.

An existing electrical breaker panelboard located in a clothes closet **must be removed** from the closet and relocated elsewhere if the panelboard is re-fed or replaced. Section 19.04.035 states: All electrical systems, both existing and new, shall be maintained in a safe condition. All service equipment, devices and safeguards which are required by this title or which were required in or on a building or structure by previous statute, shall be maintained in working order. Any wiring, equipment, apparatus or devices that are replaced or rewired shall meet the latest adopted edition of the National Electrical Code.

Tom Kerschen
Electrical / Elevator



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OFFICE OF CENTRAL INSPECTION
CITY HALL - 7TH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

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