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**Construction Industry News from City Hall**

*Superintendent of Central Inspection  
Kurt Schroeder*

## **2006 INTERNATIONAL RESIDENTIAL CODE ADOPTED**

There have been many inquiries regarding which edition of the International Residential Code (IRC) is being enforced by OCI (2000 IRC or 2006 IRC).

After recent discussions with homebuilders and residential remodelers, it has been agreed that Central Inspection will accept the minimum code provisions of either the 2000 IRC (as locally amended) or the 2006 IRC (as locally amended and adopted in late August 2007) until January 2, 2008. However, Central Inspection requests that contractors start building to 2006 IRC standards as soon as possible, to help eliminate confusion.

For residential building permits issued prior to August 27, 2007 (a permit number lower than BLD2007-09370), Central Inspection will continue to inspect under the provisions of the 2000 IRC, as locally amended, until those building permits are closed.

Darlene Hultman  
Building Construction Inspector Supervisor

## **BASEMENT FINISH** *(correction)*

There is some confusion on when a basement finish permit is required.

If the permit obtained reads “One-family w/unfinished basement,” that means the basement walls can be framed; if the permit includes electrical for the basement, the electrical wiring may also be installed. There can be nothing further installed or constructed beyond this point. When the inspector looks at the framing under this condition, he is inspecting this basement as an **unfinished** basement. This means no fire blocking (either horizontal or vertical is required) or draft stopping is required at this point.

The code requirements for electrical and framing are different for an unfinished basement versus a finished basement. A finished basement requires horizontal fire blocking, concealed spaces and fire blocking top plate lines. *If a basement wall, ceiling or both will be sheetrocked (even though there may be no intention of painting or installing carpeting or trim) it is considered a **finished** basement.* Once an inspection has been made of the framing and electrical on an unfinished basement, proceeding with sheetrock without an additional inspection for the fire blocking, etc., may hide an unsafe condition.

If you are going to install sheetrock, a permit to finish the basement and related inspections are required.

Darlene Hultman, Building Construction Inspector Supervisor



## **FAIR HOUSING ACT (FHA) INFORMATION**

Under Title 18.50.940 of the Code of the City of Wichita, the Fair Housing Act guidelines (U.S. Department of Housing and Urban Development), as written, are adopted for enforcement on new multi-family dwelling developments. Under that act, covered multi-family dwellings are those designed and constructed **for first occupancy after March 13, 1991**. If the units were occupied by March 13, 1991 (first occupancy) or if the building permit was issued (or renewed) on or before June 15, 1990, then the FHA standards do not apply.

By definition, a FHA dwelling unit includes the following:

- An apartment or a condominium unit (or mix of both)
- A room where individuals sleep, even if they share bathroom and/or kitchen facilities (example: transitional housing)

Only covered multi-family dwelling units trigger the Fair Housing Act regulations, they are:

- Buildings consisting of four or more dwelling units, if such buildings have one or more elevators, and
- All ground floor dwelling units in other buildings consisting of four or more dwelling units.

Note: Dwelling units within a single structure separated by firewalls do not constitute separate buildings.

Covered multi-family includes housing for rent or for sale regardless of funding (public or private) source. FHA design and construction standards apply to dorms, transitional housing, homeless shelters used as a residence, assisted living housing and student housing to name a few examples of covered facilities. If the property is used or sold as a time-share arrangement, the design and construction standards still apply.

For additional information on FHA design and construction standards, contact an OCI plans examiner at 268-4477.

## 2006 IBC ADOPTION AND OCI PLAN REVIEW

The 2006 International Building Code (IBC), with local amendments, was officially adopted by the City of Wichita in August, 2007. Central Inspection is allowing a transitional period from the 2000 IBC to the 2006 IBC to allow design professionals time to finalize projects they may already have under design. The transitional period will end on January 1, 2008. During the transitional period, design professionals will be allowed to use either edition of the IBC, as locally amended, for project design. However, for projects logged into OCI for plan review after January 1, 2008, OCI's plan review will be conducted per the 2006 IBC, as amended, unless the Superintendent of Central Inspection has specifically authorized review under the 2000 IBC.

Recently, the City of Wichita adopted the 2006 versions, with amendments, of the International Residential Building Code, the International Building Code and the International Existing Building Code. As a convenience to design professionals and contractors, Central Inspection has copies of the above referenced books for sale with or without the amendment package. The prices are as follows: 2006 IRC \$78.00, 2006 IBC \$97.00, 2006 IEBC \$55.00. Tabs \$12 and Amendment Packets without code book \$7.00.

Paul Hays, Senior Plans Examiner

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### ELEVATORS: WHO CAN DO WHAT WORK?

The question is confusing as there is not a solid line drawn that says once you cross this line all the work must be done by a licensed elevator contractor.

On explaining this, we will first start with electrical work. The electrical contractor shall do all the building wiring in the elevator machine room including all lighting, switches and receptacles. The electrical contractor shall also run the feeder conductors and raceways into the elevator machine room, install the disconnect(s) for the elevator machinery and the disconnect for the elevator car lights, and make up the wiring on the line side of the disconnects. The electrical contractor shall also install the raceway and conductors between the elevator disconnect and the elevator controller and make all connections up to and including the **line side of the elevator controller**. The wiring between the disconnects in the elevator machine room and the controller are to be installed and connected under the supervision of the elevator contractor.

The elevator contractor shall install all electrical work on the elevator side of the feed wire connection to the controller, including the control board, elevator motors, signals and lights, and to do all other wiring required for the control and operation of the elevators.

Access to the elevator hoistway and pit shall be limited to only elevator personnel, emergency personnel or other authorized personnel under the supervision of the elevator contractor. This means the installation and/or service of the electrical lights and receptacle(s) in the elevator pit shall be done by the electrical contractor under the supervision of the elevator contractor. The sump pump in the elevator pit shall be installed and/or serviced by the plumbing contractor under the supervision of the elevator contractor. ***The only items allowed to be installed in the elevator hoistway is what is required for the operation of the elevator.***

All repairs, alterations, remodels or additions inside the elevator car or hoistway shall be done by the elevator contractor or under the supervision of the elevator contractor and the elevator contractor is to obtain the permit as required by Sections 19.22.190 and 19.22.200 of Title 19 of the City ordinance.

Tom Kerschen, Construction Inspection Supervisor Electrical / Elevator

## **DRAIN LAYERS AND PLUMBERS**

**WRAP AROUND SEWERS:** The last issue of the CINCH advised plumbers and drain layers that we would not allow sewers to be wrapped around the structure. This is in accordance with Title 16.04.080. We continue to have problems in this area. Please note the City sewer inspector will turn down any sewer inspection involving a building service line wrapped around a structure. The drain layer, plumber of record or builder has the right to appeal this action by submitting a "Request for Variance" to the City of Wichita Board of Appeals of Plumber's and Gas Fitters. This form may be obtained from the Office of Central Inspection. This variance must be completed and returned to Central Inspection 7 working days prior to the Board meeting. If the Board does not grant a variance, the plumber will be required to make the necessary changes in the plumbing and the drain layer will have to relay the building service line.

*NOTE:* Information on the location of the City sewer may be obtained by calling the Office of Central Inspection (OCI) at (316) 268-4341. (It would be wise to check location of the sewer main prior to installing the underground plumbing)

**SEWER INSPECTIONS:** Sewer inspections are to be scheduled one day in advance either by phone using the *TELUS* System or by *INTERNET* using the City's E-Permit System. All sewer inspections are to be scheduled under the code "200 - Initial Sewer Inspection". Wye inspections or taps to CLAY or ABS mains must also be scheduled one day in advance with the Sewer Maintenance Division by calling (316) 268-4024.

**SEWER PERMIT REQUIRED:** Per Title 16, before beginning work on any building or private sewer or drain, the licensed master drain layer, or his authorized employee, shall apply for and been issued a permit from the Office of Central Inspection (OCI). Permits are required before installing any of the following: cleanout, repair, partial replacement, full replacement, sewer liner, sealing off any private line from City sewer or private sewer, installation of backwater valve in existing service line **OUTSIDE** the structure and for the installation of a mud & oil separator, grease interceptor and lint trap installed **OUTSIDE** the structure.

**SEWER VIDEO REQUIREMENT:** As a reminder to plumbers and drain layers as to when a video tape is required on sewer replacements, we list the following comments from The Wichita Plumbing Board: "The term "sewer replacement" shall be understood as a complete replacement from the structure to the city main. With prior approval of the Administrative Authority, the installer may provide video proof of the system's interior integrity as an option to a complete replacement. The video will, at a minimum, show the completed installation after backfilling, and will include all underground piping, whether new or existing. This video will be reviewed by OCI and will become a part of the inspection record. Less than a full replacement shall require notification of property owner. Item A - if a permit has been taken out to replace a sewer, it will be replaced all the way to the main (no stopping at the alley/tree/shed/etc.)". If the condition of the sewer is questionable, it would be wise to have the Inspector view the video at the job site to prevent having to go back on the job site and re-dig the line. If the Inspector approves the video on site then a tape is NOT required.

## **NOTICE . . . . CORRECTION FROM LAST NEWS LETTER . . . .**

**Wording concerning water heaters was miss-quoted. Please Note:**

Existing Water heaters that met the code in which they were under when installed and were legally installed (permitted and inspected) then they may remain. When they are replaced, the replacement water heater must meet the present code requirements.

*Dan Leidy, Construction Inspection Supervisor Plumbing & Mechanical  
268-4473 Office  
304-6303 Cell / e-mail- dleidy@wichita.gov*

# ADA COMPLIANCE SEMINAR

## Accessible Route: Site Requirements

Join Presenter Ray Petty as he covers ADA accessible route requirements, design features and construction tolerances and solutions. Ray works for the Great Plains ADA and IT Center, a group that assists businesses on accessibility issues.

**Presented by the City of Wichita and the Associated General Contractors of Kansas**

**Date** December 6, 2007

**Location** AGC Training Center, Wichita, KS  
8201 E 34 St N  
Building 900, Suite 905

**Time** 8:30 a.m.-12:00 p.m.

**Cost** \$35 for AGC Members  
\$50 for non-AGC Members

**EARN CONTINUING  
EDUCATION CREDITS!**

### Presentation Outline

#### I. General Path of Travel Requirements

- a) Slopes*
- b) Elements and features that require accessibility*
- c) Common barrier mistakes*
- d) Projections along the path of travel*

#### II. Design Features

- a) Parking & loading spaces: Universal parking layout, signage, location*
- b) What constitutes "separate parking lots" under ADAAG?*
- c) Ramp and sidewalk design*
- d) Detectable warnings (truncated domes)*

#### III. Construction Tolerances and Solutions

- a) Construction tolerances including local allowances (Central Inspection)*
- b) Field solutions to accessible route violations*
- c) New construction and alterations vs. existing construction*
- d) Appeal process*



# ADA Seminar Registration Form

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone (    ) \_\_\_\_\_ Fax (    ) \_\_\_\_\_

Email \_\_\_\_\_

Check Enclosed

Bill my Company

Number of Registrants \_\_\_\_\_ X \$ \_\_\_\_\_ = \_\_\_\_\_ (\$35 for AGC members, \$50 for non-AGC members)

**Send form by fax or mail to:**

AGC of Kansas  
200 SW 33rd  
Topeka, KS 66611  
Phone (785) 266-4015  
FAX (785) 266-2561



## **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. 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.

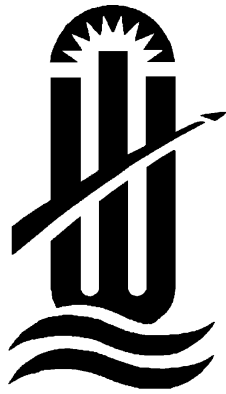
For contractors that are on the Accounts Payable program, all unpaid permits that have been approved and processed during the week must be paid for by the following week. ***There are no exceptions.*** Accounts Payables are due weekly and not monthly. If permits are not paid for, the contractor will 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



CITY OF  
WICHITA

[www.wichita.gov](http://www.wichita.gov)



**THE CITY OF WICHITA**  
OFFICE OF CENTRAL INSPECTION  
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455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

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