



AGENDA
City of Roeland Park, Kansas
Governing Body Meeting
City Hall, 4600 W 51st Street
November 3, 2025 6:00 PM

- | | | |
|--|---|---|
| • Michael Poppa, Mayor | • Emily Hage, Council Member, Ward 3 | • Keith Moody, City Administrator |
| • Jan Faidley, Council Member, Ward 1 | • Kate Raglow, Council Member, Ward 3 | • Jennifer Jones-Lacy, Asst. Admin. |
| • Tom Madigan, Council Member, Ward 1 | • Matthew Lero, Council Member, Ward 4 | • Kelley Nielsen, City Clerk |
| • Benjamin Dickens, Council Member, Ward 2 | • Debbi Schraeder, Council Member, Ward 4 | • Cory Honas, Police Chief |
| • Jennifer Hill, Council Member, Ward 2 | | • Donnie Scharff, Public Works Director |

Council Standing Committees

Admin
Faidley
Schraeder

Finance
Dickens
Hage

Safety
Hill
Raglow

Public Works
Madigan
Lero

I. Approval of Minutes

II. Discussion Items

- A. Review and Discuss International Residential Code Adoption

III. Non-Action Items

IV. Committee Minutes

- A. Ad-Hoc Historical Committee Meeting Minutes September 25, 2025
- B. Aquatics Advisory Committee Meeting Minutes September 9, 2025
- C. Arts Advisory Committee Meeting Minutes October 1, 2025
- D. Diversity, Equity, and Inclusion Meeting Minutes September 30, 2025
- E. Sustainability Committee Meeting Minutes September 4, 2025

V. Adjournment

Welcome to this meeting of the Committee of the Whole of Roeland Park.
Below are the Procedural Rules of the Committee

The governing body encourages citizen participation in local governance processes. To that end, and in compliance with the Kansas Open meetings Act (KSA 45-215), you are invited to participate in this meeting. The following rules have been established to facilitate the transaction of business during the meeting. Please take a moment to review these rules before the meeting begins.

A. Audience Decorum. Members of the audience shall not engage in disorderly or boisterous conduct, including but not limited to; the utterance of loud, obnoxious, threatening, or abusive language; clapping; cheering; whistling; stomping; or any other acts that disrupt, impede, or otherwise render the orderly conduct of the Committee of the Whole meeting unfeasible. Any member(s) of the audience engaging in such conduct shall, at the discretion of the City Council President (Chair) or a majority of the Council Members, be declared out of order and shall be subject to reprimand and/or removal from that meeting. Please turn all cellular telephones and other noise-making devices off or to "silent mode" before the meeting begins.

B. Public Comment Request to Speak Form. The request form's purpose is to have a record for the City Clerk. Members of the public may address the Committee of the Whole during Public Comments and/or before consideration of any agenda item; however, no person shall address the Committee of the Whole without first being recognized by the Chair or Committee Chair. Any person wishing to speak at the beginning of an agenda topic, shall first complete a Request to Speak form and submit this form to the City Clerk before discussion begins on that topic.

C. Purpose. The purpose of addressing the Committee of the Whole is to communicate formally with the governing body with a question or comment regarding matters that are on the Committee's agenda.

D. Speaker Decorum. Each person addressing the Committee of the Whole, shall do so in an orderly, respectful, dignified manner and shall not engage in conduct or language that disturbs, or otherwise impedes the orderly conduct of the committee meeting. Any person, who so disrupts the meeting shall, at the discretion of the City Council President (Chair) or a majority of the Council Members, be declared out of order and shall be subject to reprimand and/or be subject to removal from that meeting.

E. Time Limit. In the interest of fairness to other persons wishing to speak and to other individuals or groups having business before the Committee of the Whole, each speaker shall limit comments to two minutes per agenda item. If a large number of people wish to speak, this time may be shortened by the Chair so that the number of persons wishing to speak may be accommodated within the time available.

F. Speak Only Once Per Agenda Item. Second opportunities for the public to speak on the same issue will not be permitted unless mandated by state or local law. No speaker will be allowed to yield part or all of his/her time to another, and no speaker will be credited with time requested but not used by another.

G. Addressing the Committee of the Whole. Comment and testimony are to be directed to the Chair. Dialogue between and inquiries from citizens and individual Committee Members, members of staff, or the seated audience is not permitted. Only one speaker shall have the floor at one time. Before addressing Committee speakers shall state their full name, address and/or resident/non-resident group affiliation, if any, before delivering any remarks.

H. Agendas and minutes can be accessed at www.roelandpark.org or by contacting the City Clerk

The governing body welcomes your participation and appreciates your cooperation. If you would like additional information about the Committee of the Whole or its proceedings, please contact the City Clerk at (913) 722.2600.

Item Number: II. Discussion
Items



City of Roeland Park
Action Item Summary

Submitted By:

Jennifer Jones-Lacy, Assistant City Administrator Director of Finance

Committee/Department: Administration

Title: Review and Discuss International Residential Code Adoption

Item Type: Presentation

Recommendation:

Recommend review of the 2024 International Building Code

Details:

Staff hired Joe Kmetz, Building Code Services Lead with GBA, to conduct a review of the City's Building Codes in preparation to adopt the 2024 suite of international codes established by the International Codes Council (ICC). Staff intends to work through the various code chapters with the City Council explaining the significant differences from our current codes (2018 version) and the proposed 2024 codes. Joe is also providing a review of our current code amendments and making recommendations for revised amendments, changes or additions to the 2024 Building Codes.

We reviewed the 2024 International Building Code on October 6. On November 3 Joe will review the changes from the 2018 Code and recommend changes to local amendments. We have also included a redline version of Article 7, which adopts the IRC and shows current amendments. Staff has worked through this with the consultant and the details are included in the attached presentation and documents. The IRC was also reviewed by a focus group of local home builders and architects who provided comments on the proposed changes. In addition to the presentation, the following items are attached to this staff report for further discussion and information:

- Physical Security Requirements Table
- IRC Redlined Code Section
- Recommended changes by Kansas Gas

This is the first step to reviewing these changes. We have included all of these documents on our website and will continue to solicit feedback from the building community, residents, and anyone with a vested interest in these changes. In addition, we will hold focus groups with local builders who do work in Roeland Park and solicit their input on some of these updates. All of this information will be considered and incorporated in a final draft prior to council adoption. Staff's goal is workshop all building codes then adopt in the first quarter of 2025, with enactment to take place 3 months

later to allow for an educational period for those impacted.

Fiscal Impact	
Amount of Request:	
Budgeted item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

Diversity Equity & Inclusion Lens

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

ATTACHMENTS:

1. Kansas Gs Roeland Park 2024 IRC Recommendations
2. IRC Recommended Amendments - Redline
3. IRC Presentation
4. City of Roeland Park, KS - IRC Section 333 - Physical Security Requirements Table

Kansas Gas Service, a division of ONE Gas, Inc., 2024 International Residential Code (IRC) Recommendations

Introduction

Kansas Gas Service appreciates the opportunity to comment on the proposed adoption of the 2024 IRC (the “Code”). Kansas’ Energy Choice Act, K.S.A. 66-1288, recognizes the critical role natural gas plays in providing Kansas’ residents with safe, reliable, and affordable energy. While the Code helps establish efficiency requirements for residential and commercial buildings, certain provisions contravene Kansas’ legislative policy promoting energy choice. Code provisions which discriminate against, restrict, limit, or impair an end use customer’s access to natural gas are simply incompatible with Kansas law.

To bring the Code into alignment with Kansas’ Energy Choice Act, several targeted revisions are necessary. First, specific sections of the Code should be revised to eliminate any potential for discrimination against natural gas. Second, some of the Codes appendices should not be adopted. The requirements in the Code’s appendices, if adopted, become mandatory and enforceable in a manner that will impair an end use customer’s ability to use natural gas. By implementing Kansas Gas Service’s targeted recommendations, municipalities can modernize their building and efficiency codes in a way that preserves their residents’ right to access natural gas.

Specific Code Modifications

Kansas Gas Service respectfully recommends revising seven provisions of the Code:

1. N1101.6 General Definitions
2. N1105.2 Simulated Building Performance
3. N1108.2 Additional Energy Efficiency Credit Requirements
4. N1108.2.2 More efficient HVAC equipment performance options
5. N1108.2.2.1 More efficient HVAC equipment for Climate Zone 4
6. N1108.2.9 Opaque Walls

N1101.6 (R202) Defined terms.

Kansas Gas Service recommends adding the definition of Full Fuel Cycle Energy (“FFC”) to Section N1101.6. This definition is necessary to implement other recommendations proposed by Kansas Gas Service to Sections N1105.2.

Proposed N1101.6 <u>Additions shown in underline</u> Deletions shown in strikethrough

FULL FUEL CYCLE (FFC) ENERGY. *Energy consumed by an appliance, system, or building as measured at the building site, plus the energy consumed in the extraction, processing, and transportation of primary energy forms such as coal, oil, natural gas, biomass, and nuclear fuel; energy consumed in conversion to electricity in power-generation plants; and, energy consumed in transmission and distribution to the building site.*

N1105.2 (R405.2) Simulated building performance compliance.

Kansas Gas Service recommends revising Section N1105.2 to prevent discrimination against natural gas. The first sentence of the paragraph three of Section N1105.2 discriminates against natural gas because it requires dwellings with fuel burning appliances (e.g., natural gas) to meet stricter annual energy costs than dwellings which only use electric appliances. Use of a single fuel burning appliance is all that is needed to trigger this stricter standard. The first sentence of paragraph 3 in Section N1105.2 should be deleted from the Code due to its discriminatory nature and effect.

In addition, Kansas Gas Service recommends revising Exception 1 to Section N1105.2 to be based on full fuel cycle and not source energy. The Code's exception does not consider energy losses that occur during the production or extraction of energy sources used in a building. Likewise, the Code's use of a single multiplier for electricity does not account for the diversity of generation mix that exists region to region, or how the generation mix can change over time.

Proposed N1105.2 | Additions shown in underline | Deletions shown in strikethrough

~~3. For each dwelling unit with one or more fuel-burning appliances for space heating, water heating, or both, the annual energy cost of the dwelling unit shall be less than or equal to 80 percent of the annual energy cost of the standard reference design. For all other dwelling units, the annual energy cost of the proposed design shall be less than or equal to 85 percent of the annual energy cost of the standard reference design. For each dwelling unit with greater than 5,000 square feet (465 m²) of living space located above the grade plane, the annual energy cost of the dwelling unit shall be reduced by an additional 5 percent of the annual energy cost of the standard reference design. Energy prices shall be taken from an approved source, such as the US Energy Information Administration's State Energy Data System prices and expenditures report. Code officials shall be permitted to require time-of-use pricing in energy cost calculations.~~

Exceptions:

- 1. The energy use based on ~~source~~ full fuel cycle (FFC) energy expressed in Btu or Btu per square foot of conditioned floor area shall be permitted to be substituted for the energy cost. ~~The source energy multiplier for electricity shall be 2.51. The source energy multiplier for fuels other than electricity shall be 1.09. FFC energy conversions from annual site energy consumption shall use FFC factors shown in Table N1105.2(3).~~*
- 2. The energy use based on site energy expressed in Btu or Btu per square foot of conditioned floor area, shall be permitted to be substituted for the energy cost.*

Kansas Gas Service recommends adopting the FFC factors shown in **Exhibit A**, attached.

N1108.2 (R408.2) Additional Energy Efficiency Credit Requirements.

Kansas Gas Service recommends revising Table N1108.2 to credit certain measures when used in Climate Zone 4. Section N1108.2 requires residential buildings to earn not less than 10 credits from not less than two measures specified in Table 1108.2. The Code credits high performance gas measures (i.e., measures N1108.2.2(6), (7), (8), and (9)) if installed in Climate Zone 3 but not Climate Zone 4. Climate Zone 4 covers most of Kansas and in particular Roeland Park. By requiring residential buildings to earn a minimum number of credits, and then limiting the number of high performance gas furnaces eligible to earn credits in Climate Zone 4, the Code discriminates against the use of natural gas. The table should be revised to appropriately credit natural gas appliances.

Proposed Revisions to Table N1108.2 Additions shown in underline Deletions shown in strikethrough		
TABLE N1108.2 Credits for Additional Energy Efficiency for High-Efficiency Gas Appliances		

Measure Number	Measure Description	Credit Value, Climate Zone 4 except marine
N1108.2.2(6)	High Performance Gas Furnace (Option 3)	NA <u>4</u>
N1108.2.2(7)	High Performance Gas Furnace and Cooling (Option 1)	NA <u>6</u>
N1108.2.2(8)	High Performance Gas Furnace and Cooling (Option 2)	NA <u>7</u>
N1108.2.2(9)	High Performance Gas Furnace and Heat Pump (Option 1)	NA <u>11</u>

NA = Not Applicable a. Where the measure is selected, each dwelling unit, sleeping unit and common area where the measure is applicable must have the measure installed. b. Where multiple heating or cooling systems are installed, credits shall be determined using a weighted average of the square footage served by each system. c. Where the measure is selected, each dwelling unit and sleeping unit must comply with the measure. d. Where the measure is selected, each dwelling unit shall be served by a water heater meeting the applicable requirements. Where multiple service water heating systems are installed, credits shall be determined using a weighted average of the square footage served by each system. e. Eleven credits are available for Climate Zone 4 where the following measure is used: gas furnace and heat pump (Option 3): greater than or equal to 95% <u>90%</u> AFUE fuel gas furnace and 7.8 HSPF2, 15.2 SEER2 and 10.0 EER2 air source heat pump.		

Credit Value Reasoning:

N1108.2.2(6) High Performance Gas Furnace (Option 3): Table N1108.2 assigns N1108.2.2(4) High Performance Gas furnace (option 1) with five credits in Climate Zone 4. Kansas Gas Service recommends using N1108.2.2(4) as a baseline and then subtracting one credit due to the lower incremental energy efficiency and reduced condensing efficiency associated with a 90 percent AFUE fuel gas furnace. As a result, Kansas Gas Service recommends N1108.2.2(6) High Performance Gas Furnace (Option 3) receive four credits when used in Climate Zone 4.

Baseline	Additions or Subtractions	Total
5 Credits (Align with N1108.2.2(4))	- 1 Credit (Efficiency Adjustment)	4 Credits

N1108.2.2(7) High Performance Gas Furnace and Cooling (Option 1): Kansas Gas Service recommends using its revised four credits for N1108.2.2(6) High Performance Gas Furnace (Option 3) as a baseline and then adding two credits to reflect the Code's credit for N1108.2.2(2) High-performance cooling (Option 1) in Climate Zone 4.

Baseline	Additions or Subtractions	Total
4 Credits (Revised N1108.2.2(6))	+ 2 Credits (Incorporate N1108.2.2(2) cooling credit)	6 Credits

N1108.2.2(8) High Performance Gas Furnace and Cooling (Option 2): Kansas Gas Service recommends using its revised six credits for N1108.2.2(7) High Performance Gas Furnace and Cooling (Option 1) as a baseline and then adding one credit to reflect potential incremental efficiency improvements from using a 95 percent AFUE fuel gas furnace.

Baseline	Additions or Subtractions	Total
6 Credits (Revised N1108.2.2(7))	+ 1 Credit (Efficiency Adjustment)	7 Credits

N1108.2.2(9) High Performance Gas Furnace and Heat Pump (Option 1): Kansas Gas Service recommends aligning the credit value for this measure in Climate Zone 4 with the credit value associated in Climate Zone 3.

Baseline	Additions or Subtractions	Total
11 Credits (N1108.2.2(9) CZ 3)	No Adjustment	11 Credits

N1108.2.2.1 (R408.2.2.1) More efficient HVAC equipment for Climate Zone 4

Kansas Gas Service recommends revising Section N1108.2.2.1 to incorporate the revision made to footnote e in Table 1108.2. Like before, this revision is necessary to appropriately credit high performance natural gas furnaces used in Climate Zone 4.

Proposed Revision to N1108.2.2 | Additions shown in underline | Deletions shown in strikethrough

1. Gas furnace and heat pump (Option 3): greater than or equal to 95% 90% AFUE *fuel gas* furnace and 7.8 HSPF2, 15.2 SEER2 and 10.0 EER2 air source heat pump.

N1108.2.2 (R408.2.2) More efficient HVAC equipment performance options

Kansas Gas Service recommends revising Section N1108.2.2 to implement the recommended changes to Table N1108.2. Section N1108.2.2 establishes minimum heating and cooling efficiencies for measures listed in Table N1108.2 (e.g., minimum AFUE, SEER2, or EER2 efficiencies). In other words, to receive credit for a measure listed on Table N1108.2 the measure must meet the efficiency rating(s) listed in Section N1108.2.2. Since Kansas Gas Service recommends revising Table N1108.2 to credit more high performance furnaces in Kansas, the Code's efficiency requirements for those furnaces should be incorporated.

Proposed Revision to N1108.2.2 | Additions shown in underline | Deletions shown in strikethrough

HVAC options applicable to Climate Zones 0, 1, 2, 3 and 4 ~~and 3~~

N1108.2.9 (R408.2.9) Opaque Walls

Kansas Gas Service recommends revising Section N1108.2.9 to prevent discrimination against natural gas. Section N1108.2.9 discriminates against natural gas because it allows for a higher (i.e., less efficient) U-factor in wood-framed walls if electric appliances or renewable energy resources are installed instead of natural gas. In Climate Zone 4, which covers most of Kansas and is where Roeland Park is located, Table N1102.1.2 establishes a maximum U-factor for wood-framed walls of 0.045. By allowing for a less efficient, and perhaps less expensive, construction method based solely on appliance type, Section N1108.2.9 discriminates against natural gas usage.

Proposed N1108.2.9 | Additions shown in underline | Deletions shown in strikethrough

For *buildings* in Climate Zones 4 and 5, the maximum *U-factor* of 0.060 shall be permitted to be used for wood-framed walls for compliance with Table N1102.1.2 where complying with one or more of the following:

1. Primary space heating is provided by a *heat pump* or a gas furnace that meets one of the efficiencies in Section N1108.2.2.
2. All installed *water heaters* are electric heat pumps or gas fired water heaters that meet one of the efficiencies in Section N1108.2.3.
3. In addition to the number of credits required by Section N1108.2, three additional credits are achieved.
4. *Renewable energy resources* are installed to meet the requirements of Section N1108.2.7.

2024 IRC Appendices

The intent of the Code is to provide market-driven, enforceable requirements for the design and construction of commercial and residential buildings. As a result, the Code provides minimum efficiency requirements for buildings to achieve. In addition to the Code's base requirements, the Code also includes a series of nonmandatory appendices that incorporate additional energy efficiency and greenhouse gas reduction requirements.

Under the Code's plain language, if a municipality references a nonmandatory appendix then it becomes an enforceable standard. As prior International Code Council Staff Analysis has indicated, "Where content is to be included in an adoptable appendix, the appendix must include mandatory enforceable language."¹ The Code's appendices themselves make clear, "The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance." As a result, Kansas Gas Service believes any adoption of a nonmandatory appendix transforms it into an enforceable provision of the Code. Kansas Gas Service has identified several appendices that if adopted would discriminate against, restrict, limit, or impair an end use customer's access to natural gas and therefore violate Kansas' Energy Choice Act.

In addition, Kansas Gas Service believes several appendices exceed the foundational purpose and scope of the Code. The Code's core focus is on building efficiency, and adopting other requirements that could morph into unfunded mandates loses sight of this focus. Accordingly, Kansas Gas Service recommends the following appendices not be adopted.

Appendix NC Zero Energy Residential Building Provisions

In the context of the appendix, "zero energy" only addresses site energy performance of buildings and does not incorporate considerations of delivered energy losses upstream of the point of delivery like what "source energy" or "full fuel cycle" (FFC) energy performance considerations would include. Arguably, suggesting buildings designed to the proposed standards would result in "zero energy" is potentially misleading. For these reasons, the appendix should not be adopted.

Appendix NE Electric Vehicle Charging Infrastructure

Promoting electric vehicle adoption is beyond the scope of the Code's main focus and is not related to building energy efficiency. With the recent removal of federal tax incentives for electric vehicles, there is serious doubt on how quickly electric vehicles will be adopted. Requiring developers to install electric vehicle charging infrastructure while this uncertainty is present can increase the costs of housing and stranded assets if the occupant does not have an electric vehicle. These requirements would only add to

¹ Staff Analysis Memo to ICC Appeals Board Appeals Based on Scope and Intent Provisions, 2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) COMMERCIAL & RESIDENTIAL COMMITTEE FINAL BALLOTS – APPEALS (Feb. 2024), *available at* https://www.iccsafe.org/wp-content/uploads/2024_IECC_Appeals_Staff_Analyses_01_Scope_RPT.pdf (last visited October 8, 2025)

the cost of commercial and residential construction. For these reasons, the appendix should not be adopted.

Appendix NG 2024 IECC Stretch Code

The Code's stretch goals for residential buildings discriminates against fuel-burning appliances by using a different, and stricter annual energy cost when compared to electric appliances. In essence, this appendix contains the same discriminatory language as N1105.2 Simulated Building Performance, discussed above, but with a lower annual energy cost ceiling. In addition, this appendix requires residential buildings to earn not less than 20 credits from not less than two measures specified in Table 1108.2. Since the amount of required credits is doubled over the baseline Code requirement, developers may be required to select certain electric appliances which have higher credit ratings than comparable natural gas appliances. As a result, the heightened credit requirement would discriminate from natural gas appliance adoption. For these reasons, the appendix should not be adopted.

Appendix NH Operational Carbon Rating and Energy Reporting

Carbon rating and energy reporting is beyond the scope of the Code's main focus and is not related to building energy efficiency. Not only would this appendix be difficult to adopt and enforce, but there are also no considerations on its implementation costs. Since referenced appendices must be enforceable, municipalities would need staff to perform additional review and certification processes. For these reasons, the appendix should not be adopted.

Appendix NK Electric-Ready Residential Building Provisions

The Code's electric-ready residential appendix directly discriminates against natural gas because it requires builders to install electric circuits in an inequitable manner. For instance, for every fuel-burning cooking, clothes drying, and water heating appliance there must be a "spare" unused conductor to power an electric equivalent. In essence, if a natural gas appliance is installed there must be the ability to replace it with an electric appliance. However, the Code does not require the same treatment for natural gas appliances. That is, there is no requirement for a "spare" natural gas connection if an electric appliance is used. This different treatment in connections favors electric appliances and therefore discriminates against natural gas. In addition, implementing this appendix does not consider the costs of running essentially unused "spare" conductors. Not only are there wiring costs, but breaker panels and utility connections need to be increased to accommodate the possibility of additional electric load. These requirements would only add to the cost of residential dwellings. For these reasons, the appendix should not be adopted.

Exhibit A
TABLE N1105.3 (new table)
FULL-FUEL CYCLE (FFC) CONVERSION FACTORS

ENERGY SOURCE	FFC ENERGY CONVERSION FACTOR
<u>Fossil Fuels Delivered to Buildings</u>	
Natural gas	1.092
LPG or propane	1.151
Fuel oil (residual)	1.191
Fuel oil (distillate)	1.158
Coal	1.187
Gasoline	1.048
Other fuels not specified	1.098
<u>Electricity</u>	
AKGD-ASCC Alaska Grid	2.37
AKMS-ASCC Miscellaneous	1.82
AZNM-WECC Southwest	2.61
CAMX-WECC California	1.96
ERCT-ERCOT All	2.27
FRCC-FRCC All	2.60
HIMS-HICC Miscellaneous	2.68
HIOA-HICC Oahu	3.20
MROE-MRO East	3.00
MROW-MRO West	2.27
NEWE-NPCC New England	2.40
NWPP-WECC Northwest	1.95
NYCW-NPCC NYC/Westchester	2.75
NYLI-NPCC Long Island	3.11
NYUP-NPCC Upstate NY	2.20
PRMS-Puerto Rico Miscellaneous	Not Available

RFCE-RFC East	2.78
RFCM-RFC Michigan	2.63
RFCW-RFC West	2.89
RMPA-WECC Rockies	2.40
SPNO-SPP North	2.41
SPSO-SPP South	2.89
SRMV-SERC Mississippi Valley	2.71
SRMW-SERC Midwest	2.82
SRSO-SERC South	2.70
SRTV-SERC Tennessee Valley	2.90
SRVC-SERC Virginia/Carolina	2.82
All other electricity	2.55
<u>Thermal Energy</u>	
Chilled water	0.60
Steam	1.84
Hot water	1.73

Key

Current Westwood Amendments

Recommended removal of Roeland Park Amendments

Amendment done by Peer Jurisdiction (AHJ shown in comment)

Amendment recommended by GBA (comment with rationale)

Revision after Task Force meeting

ARTICLE 7. INTERNATIONAL RESIDENTIAL CODE¹

Sec. 4-701. International Residential Code Incorporated by Reference.

There is hereby incorporated by reference the "International Residential Code for One and Two Family Dwellings, 2018 Edition," including appendix chapters E, F, G, H, J, K, Q, AE, BA, BB, BC, BE, BF, BG, BH, BO, CD, CE as and the referenced standards in Chapter 44, published by the International Code Council. No fewer than one copy of the "International Residential Code, 2018 2024 Edition," marked or stamped in the manner provided by K.S.A. 12-3010, with all sections or portions thereof intended to be omitted clearly marked and showing portions that are amended and to which shall be attached a copy of amendments shall be filed with the City Clerk and shall be open to inspection and available to the public at reasonable business hours. Official copies of such code shall be supplied at the cost of the City to the officials and agencies in the manner listed and set forth in K.S.A. 12-3010. Subsequent references to the Residential Code shall mean the International Residential Code for One- and Two-Family Dwellings, 2018 2024 Edition, published by the International Code Council.

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-702. IRC Section R101.1 Amended.

Section R101 of the International Residential Code, 2018 2024 Edition, Title, is hereby amended to read as follows:

Replace the words "Name of Jurisdiction" with the words "the City of Roeland Park, Kansas."

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-703. IRC Section R105.2 Amended.

Section R105.2 of the International Residential Code, 2018 2024 Edition, Work Exempt from Permit, is hereby amended to read as follows:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses provided the floor area is less than 100 square feet.

Commented [JK1]: In order: Manufactured Homes Used as Dwellings, Tiny Homes (will be done in Lenexa), Accessory Dwelling Units, Radon Control Methods, Patio Covers, Sound Transmission, Vehicular Gates, Existing Buildings and Structures, Piping Standards, Venting Methods. Appendixes in black are the new locations for the currently adopted appendices.

¹Editor's note(s)—Ord. No. 1023, § 7, adopted Jan. 18, 2022, amended Art. 7 in its entirety to read as herein set out. Former Art. 7, §§ 4-701—4-742, pertained to similar subject matter, and derived from the Code of 2014; and Ord. No. 910, §§ 7, 13, adopted May 18, 2015.

2. Eliminate ~~the exemption for fences~~~~this exception~~. All fences will require a permit in accordance with Chapter XVI - Section 16-613 of the City's codes.
3. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
5. Eliminate ~~this exception~~~~the exemption for sidewalks and driveways~~. All concrete poured within the City of Roeland Park shall require a permit ~~if larger than 100 sf~~.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are 24 inches deep or less.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall which do not project more than 54 inches from the wall and do not require additional support.
10. ~~Eliminate this exception~~. A deck is a structure therefore all decks shall require a permit.

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-704. IRC Section R108.2 Amended.

Section R108.2 of the International Residential Code, 2018 2024 Edition, Schedule of Permit Fees, is hereby amended to read as follows:

The Schedule of Permit Fees shall be established by the Governing Body by resolution.

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-705. IRC Section R108.5 Amended.

Section R108.5 of the International Residential Code, 2018 2024 Edition, is hereby amended to read as set out in ~~Section 4-104~~Chapter 4, Article 1 of this Code.

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-706. IRC Section R109.1.8 4 Added.

Section R109.1.8 4 of the International Residential Code, 2018 2024 Edition, is hereby added to read as follows:

If mud dirt rock or any other type of debris from the permitted building site has been found in the public right-of-way then all inspections for that permitted building will not be conducted until the right-of-way has been cleaned and inspected.

(Ord. No. 1023, § 7, 1-18-2022)

Commented [JJ2]: Alex, we would likely just remove this as this is meant to be a list of *our* exemptions, correct?

Commented [JJ3]: Same question as above

Sec. 4-707. IRC Section R101.1-110.4 Amended.

Section R110.4 of the International Residential Code, 2018 2024 Edition, Temporary Occupancy is hereby amended to read as follows:

The fee for a Temporary Certificate of Occupancy shall be established by the Governing Body by resolution. The length of a temporary occupancy certificate shall be thirty (30) days unless weather conditions prevent the placement of landscaping until after thirty (30) days. From June 15 to September 15 sod and trees shall not be planted and the fee for a Temporary Certificate of Occupancy is reduced by fifty (50%) percent. The Building Official, upon due cause, may extend the time period of the Temporary Certificate of Occupancy.

Exception: Sod and trees can be planted between June 15 and September 15 if the homeowner provides the Neighborhood Services Department a letter stating they will water through those months in order to prevent the landscaping from dying. If they fail to do so they will re-establish all landscaping at the direction of the Code Official. If the letter is provided by the builder, they shall be responsible for the landscaping in the event the property changes ownership before September 15.

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-708. IRC Section R112 Amended.

Section R112 of the International Residential Code, 2018 2024 Edition, Board of Appeals, is hereby amended to read as set out in Section 4-110 of the City Code.

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-709. IRC Section R113.4 Amended.

Section R113.4 of the International Residential Code, 2018 2024 Edition, Violation Penalties is hereby amended to read as set out in Section 4-109 Chapter 4, Article 1 of the City Code.

(Ord. No. 1023, § 7, 1-18-2022)

Commented [JK4]: Will target a triple fee

Sec. 4-710. IRC Section R301.2/Table R301.2 Amended.

Section R301.2, Table R301.2(1) of the International Residential Code, 2018 2024 Edition, is hereby amended to insert the following information as follows:

Climatic and Geographic Design Criteria

- a. Ground Snow Load: 20 pounds per square foot
- b. Wind Speed: 107 miles per hour
- c. Topographic effects: No
- d. Special Wind Region: No
- e. Windborne Debris Region: No
- f. Seismic Design Category: A
- g. Weathering: Severe
- h. Frost Line Depth: 36 inches
- i. Termite: Moderate to Heavy
- j. Ice Barrier Underlayment Required: Yes

- k. Winter Design Temperature: Six degrees Fahrenheit
- l. Flood Hazards: Latest adopted FIRM and FBFM documents
- m. Air Freezing Index: 1000
- n. Mean Annual Temperature: 54.8 degrees Fahrenheit
- o. Manual J Design Criteria
 - i. Elevation: 955 feet
 - ii. Altitude correction factor: -
 - iii. Coincident wet bulb: 73F
 - iv. Indoor winter design relative humidity 72F
 - v. Indoor winter design dry-bulb temperature 71F
 - vi. Outdoor winter design dry-bulb temperature 3F
 - vii. Heating temperature difference 68F
 - viii. Latitude: 39° N
 - ix. Daily range: M
 - x. Indoor summer design relative humidity: -
 - xi. Indoor summer design dry-bulb temperature 74F
 - xii. Outdoor summer design dry-bulb temperature 95F
 - xiii. Cooling temperature difference 21F

Commented [JK5]: Need dates for this

Commented [JJ6R5]: We adopted these in 2009, 16-1313 of city code

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-711. IRC Section R302.2 Amended.

Section R302.2 of the International Residential Code, 2018 Edition, Townhouses, is hereby amended to read as follows:

Each townhouse shall be considered a separate building and shall be separated by fire resistance-rated wall assemblies of 2-hour and meeting the corresponding UL detail.

(Ord. No. 1023, § 7, 1-18-2022)

Commented [JK7]: The code has updated a lot in this area and should be plenty robust as-is.

Sec. 4-712. IRC Section R302.3 Amended.

Section R302.3 of the International Residential Code, 2018-2024 Edition, Two-family dwellings, is hereby amended to read as follows:

Each dwelling unit shall be considered a separate building. Dwelling unit separation for two-family dwellings shall be constructed in the same manner as that of townhouses with all fire resistance-rated walls a minimum of 2-hour. 2-hour walls must meet a UL standard for design. All utility connections serving two family dwellings and townhouses shall be separate.

(Ord. No. 1023, § 7, 1-18-2022)

Commented [JK8]: The code has updated a lot in this area and should be plenty robust as-is.

Sec. 4-713. IRC Section R303.4 Amended.

Section R303.4 of the International Residential Code, 2018-2024 Edition, Mechanical ventilation, is hereby amended to read as follows:

(Supp. No. 17, Update 6)

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Where the air infiltration rate of a dwelling unit is less than three (3) air changes per hour when tested with a blower door at a pressure of 0.2 inch wick (50 Pa) in accordance with Section R402.4.1.2 of the International Energy Conservation Code, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M1507.3.

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-714. IRC Section R306.5-326.5 Amended Added.

Section ~~R306.5~~ R326.5 of the International Residential Code, 2018 2024 Edition, Temporary toilet facilities, is hereby added to read as follows:

Toilet facilities shall be provided within 500 feet measured from the property line adjacent to the street for all new one and two family dwellings starting from the time of the footing inspection until the issuance of a temporary certificate of occupancy or when toilet facilities in the dwelling unit become available. Temporary toilet facilities shall be removed once the temporary certificate of occupancy is issued. A minimum of one (1) unit is required for every 5 dwelling units under construction.

Exceptions:

1. On lots of multiple permit issuance by the same builder the temporary toilet facility may remain past the temporary occupancy certificate issuance as long as the toilet facility is not adjacent to an occupied dwelling and there are active building permit(s) for the builder within 500 feet of the jobsite.
2. A temporary toilet facility is to be removed after a maximum of 12 months from the date it was placed.
3. The Building official shall have the final approval on the location of all temporary toilet facilities.

(Code 2022)

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-715. IRC Section R309.5 2 Deleted.

Section R309.5 2 of the International Residential Code, 2018 2024 Edition, Fire Sprinkler Systems, is hereby deleted in its entirety.

(Code 2022)

(Ord. No. 1023, § 7, 1-18-2022)

Commented [JK9]: Removed only for one-two family dwellings. Required to be omitted by state law.

Sec. 4-716. IRC Section R313 Deleted.

Section R313 of the International Residential Code, 2018 2024 Edition, Automatic Fire Sprinkler Systems, is hereby deleted in its entirety.

(Ord. No. 1023, § 7, 1-18-2022)

Commented [JK10]: This section moved to R309.2.

Sec. 4-###. IRC Section R310.8 Added.

Section R310.8 of the International Residential Code, 2018 2024 Edition, Heat Detectors, shall be added and should read as follows:

Heat detectors shall be installed in attached garages and shall interconnect with smoke alarms located in the individual dwelling unit in accordance with Section 310.4.

Commented [JK11]: From Shawnee

(Supp. No. 17, Update 6)

Created: 2025-10-25 19:15:41 [EST]

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-717. IRC Section R315.3 Amended.

Section R315.3 of the International Residential Code, 2018-2024 Edition, Carbon Monoxide Alarms, where required in existing dwellings, is hereby amended to read as follows:

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

Exception: Work involving only exterior items such as roofs, siding, decks and such are exempt from the requirements of this section.

Commented [JK12]: Moved to R311, recommend this be kept as-is.

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-###. IRC Section R333 Added.

Section 333 entitled "Physical security." shall be added and shall read as follows:

333.1 Purpose. The purpose of this Section is to establish minimum standards that incorporate physical security to make dwelling units resistant to unlawful entry.

333.1.1 Scope. The provisions of this Section shall apply to all new structures and to additions made to existing buildings.

333.2 Doors. Except for vehicular access doors, all exterior swinging doors of residential buildings and attached garages, including the doors leading from the garage area into the dwelling unit, shall comply with Sections 333.2.1 through 333.2.5 for the type of door installed. When approved by the code official, doors into individual dwelling units that are inside of buildings with exterior doors meeting the requirements of Sections 333.2 through 333.4.6 and meeting the lighting requirements in Sections 333.6 through 333.6.2, are exempt from the requirements of Section 333.

333.2.1 Wood doors. Where installed, exterior wood doors shall be of solid core construction such as high-density particleboard, solid wood, or wood block core with a minimum thickness of one and three-fourths inches (1 3/4") at any point. Doors with panel inserts shall be solid wood. The panels shall be a minimum of one inch (1") thick. The tapered portion of the panel that inserts into the groove of the door shall be a minimum of one-quarter inch (¼") thick. The groove shall be a dado groove or applied molding construction. The groove shall be a minimum of one-half inch (½") in depth.

333.2.2 Steel doors. Where installed, exterior steel doors shall be a minimum thickness of 24 gauge.

333.2.3 Fiberglass doors. Fiberglass doors shall have a minimum skin thickness of one-sixteenth inch (1/16") and have reinforcement material at the location of the deadbolt.

333.2.4 Double doors. Where installed, the inactive leaf of an exterior double door shall be provided with flush bolts having an engagement of not less than one inch into the head and threshold of the doorframe.

333.2.5 Sliding doors. Where installed, exterior sliding doors shall comply with all of the following requirements:

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(Supp. No. 17, Update 6)

1. Sliding door assemblies shall be installed to prevent the removal of the panels and the glazing from the exterior with the installation of shims or screws in the upper track.

2. All sliding glass doors shall be equipped with a secondary locking device consisting of a metal pin or a surface mounted bolt assembly. Metal pins shall be installed at the intersection of the inner and outer panels of the inside door and shall not penetrate the frame's exterior surface. The surface mounted bolt assembly shall be installed at the base of the door.

333.3 Door frames. The exterior door frames shall be installed prior to a rough-in inspection. Door frames shall comply with Sections 333.3.1 through 333.3.3 for the type of assembly installed.

333.3.1 Wood frames. Wood door frames shall comply with all of the following requirements:

1. All exterior door frames shall be set in frame openings constructed of double studding or equivalent construction, including garage doors, but excluding overhead doors. Door frames, including those with sidelights shall be reinforced in accordance with ASTM F476-14 Grade 40.

2. In wood framing, horizontal blocking shall be placed between studs at the door lock height for three (3) stud spaces or equivalent bracing on each side of the door opening.

333.3.2 Steel frames. All exterior door frames shall be constructed of 18 gauge or heavier steel, and reinforced at the hinges and strikes. All steel frames shall be anchored to the wall in accordance with manufacturer specifications. Supporting wall structures shall consist of double studding or framing of equivalent strength. Frames shall be installed to eliminate tolerances inside the rough opening.

333.3.3 Door jambs.

1. Door jambs shall be installed with solid backing in a manner so no void exists between the strike side of the jamb and the frame opening for a vertical distance of twelve inches (12") each side of the strike. Filler material shall consist of a solid wood block.

2. Door stops on wooden jambs for in-swinging doors shall be of one-piece construction. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.

333.4 Door hardware. Exterior door hardware shall comply with Sections 333.4.1 through 333.4.6.

333.4.1 Hinges. Hinges for exterior swinging doors shall comply with the following:

1. At least two (2) screws, three inches (3") in length, penetrating at least one inch (1") into wall structure shall be used. Solid wood fillers or shims shall be used to eliminate any space between the wall structure and door frame behind each hinge.

2. Hinges for out-swinging doors shall be equipped with mechanical interlock to preclude the removal of the door from the exterior.

333.4.2 Strike plates. Exterior door strike plates shall be a minimum of 18 gauge metal with four offset screw holes. Strike plates shall be attached to wood with not less than three inch (3") screws, which shall have a minimum of one inch (1") penetration into the nearest stud. Note: For side lighted units, refer to Section 333.4.6.

333.4.3 Escutcheon plates. All exterior doors shall have escutcheon plates or wrap-around door channels installed around the lock protecting the door's edge.

333.4.4 Locks. Exterior doors shall be provided with a locking device complying with one of the following: Single Cylinder Deadbolt shall have a minimum projection of one inch (1"). The deadbolt shall penetrate at least three-fourths inch (3/4") into the strike receiving the

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(Supp. No. 17, Update 6)

projected bolt. The cylinder shall have a twist-resistant, tapered hardened steel cylinder guard. The cylinder shall have a minimum of five (5) pin tumblers, shall be connected to the inner portion of the lock by solid metal connecting screws at least one-fourth inch (1/4") in diameter and two and one-fourth inches (2-1/4") in length. Bolt assembly (bolt housing) unit shall be of single piece construction. All deadbolts shall meet ANSI grade 2 specifications.

333.4.5 Entry vision and glazing. All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. The view may be provided by a door viewer having a field of view of not less than 180 degrees through windows or through view ports.

333.4.6 Side lighted entry doors. Side light door units shall have framing of double stud construction or equivalent construction complying with Sections 333.3.1, 333.3.2 and 333.3.3. The door frame that separates the door opening from the side light, whether on the latch side or the hinge side, shall be double stud construction or equivalent construction complying with Sections 333.3.1 and 333.3.2. Double stud construction or construction of equivalent strength shall exist between the glazing unit of the side light and wall structure of the dwelling.

333.5 Street numbers. Street numbers shall comply with Section 505 of the *International Fire Code*.

333.6 Exterior lighting. Exterior lighting shall comply with Sections 333.6.1 through 333.6.2.

333.6.1 Front and street side exterior lighting. All front and street side door entrances should be protected with a minimum of one light outlet having a minimum of sixty (60) watts of lighting (or energy efficient equivalent), installed so that the light source is not readily accessible.

333.6.2 Rear exterior lighting. Homes with windows or doors near ground level below eight feet (8') on the rear side of the house shall be equipped with a minimum of one light outlet having 100 watt lighting (or energy efficient equivalent) and shall be of the flood light type. Those fixtures placed below eight feet (8') shall be fixtures manufactured such that the light source is not readily accessible.

333.7 Alternate materials and methods of construction. The provisions of this Section are not intended to prevent the use of any material or method of construction not specifically prescribed by this Section, provided any such alternate has been approved by the enforcing authority, nor is it the intention of this Section to exclude any sound method of structural design or analysis not specifically provided for in this Section. The materials, methods of construction, and structural design limitations provided for in this Section shall be used, unless the enforcing authority grants an exception. The enforcing authority is authorized to approve any such alternate provided they find the proposed design, materials, and methods of work to be at least equivalent to those prescribed in this Section in quality, strength, effectiveness, burglary resistance, durability, and safety.

Sec. 4-###. IRC Section R403.1.1 Added.

Section R403.1.1, entitled "Minimum size," is hereby added to read as follows:

"The minimum size for all residential concrete footings shall be 8 inches in depth and 16 inches in width. Steel shall be minimum 1/2" in size with two (2) bars running parallel in the footing. Single story trench footings are to be a minimum of 12 inches in width. Footing projections shall be at least 2 inches and shall not exceed the thickness of the footing. The minimum load-bearing value of soil shall be 2,000 psf. Soils investigation reports are required when it appears the soil bearing value is below 2,000 psf, or

Commented [JK13]: This is done in multiple jurisdictions in the metro, has been in place since 2018.

when conditions exist as described in R401.4. Footings for structures with more than two stories shall be designed by a licensed Kansas engineer.”

Commented [JK14]: Westwood

Sec. 4-###. IRC Section R404.1.1 Added.

Section R404.1.1 entitled “Design required.” should include an additional item (number 3) that reads as follows: “3. Foundation walls over ten (10') feet in height measured from the top of the footing to the top of the wall.”

Commented [JK15]: Westwood

Sec. 4-718. IRC Section R501.3 Amended.

Section R501.3 of the International Residential Code, 2018-2024 Edition, Fire protection of floors, is hereby amended to read as follows:

Floor assemblies not required elsewhere in this code to be fire resistance rated shall be provided with a ½-inch gypsum wallboard membrane, ¾-inch wood structural membrane or equivalent on the underside of the floor framing member for open web type floor truss systems and I joist systems.

Exceptions:

1. Floor systems located directly over a space protected by an automatic sprinkler system in accordance with Section P2904 NFPA 13D or other approved systems.
2. Floor systems located directly over a crawl space not intended for storage or fuel fired appliances.
3. The aggregate area of the unprotected portions shall not exceed 80 square feet.

Commented [JK16]: Recommend this is left as-is.

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-719. IRC Section R401.1 Amended.

Section R401.1 of the International Residential Code, 2018-2024 Edition, is hereby amended to add the following paragraph:

The construction of foundations shall be in accordance with the latest edition of the Johnson County Building Officials Residential Foundation Guidelines.

(Ord. No. 1023, § 7, 1-18-2022)

Commented [JK17]: Recommend this be removed, the guidelines don't seem to be prescriptive enough and is not regularly curated.

Sec. 4-720. IRC Section R403.1.1 Amended.

Section R403.1.1 of the International Residential Code, 2018-2024 Edition, Minimum size, is hereby added to read as follows:

The minimum size for all residential concrete footings shall be 8 inches in depth and 16 inches in width. Steel shall be minimum ½" in size with two (2) bars running parallel in the footing. Single story trench footings are to be a minimum of 12 inches in width. Footing projections shall be at least 2 inches and shall not exceed the thickness of the footing. The minimum load bearing value of soil shall be 2,000 psf. Soils investigation reports are required when it appears the soil bearing value is below 2,000 psf, or when conditions exist as described in R401.4. Footings for all three-story structures shall be designed by a licensed Kansas engineer.

(Ord. No. 1023, § 7, 1-18-2022)

Commented [JK18]: Relocated to above.

Sec. 4-721. IRC Section R502.2.2 Amended.

Section R502.2.2 of the International Residential Code, 2018 2024 Edition, Decks, is hereby added to read as follows:

The construction of decks and balconies shall be done by using the latest edition of the Johnson County Building Officials Deck Design publication.

(Ord. No. 1023, § 7, 1-18-2022)

Commented [JK19]: Recommend this be removed, the guidelines don't seem to be prescriptive enough and is not regularly curated.

Sec. 4-722. IRC Section R506.3 Amended.

Section R506.3 of the International Residential Code, 2018 2024 Edition, Garage Floors, is hereby added to read as follows:

All garage floors are to be constructed of concrete and shall be installed according to the City of Roeland Park "Typical Garage Slab Detail." The Building Official will review for acceptance other engineered systems prepared by a licensed engineer in Kansas in lieu of the required slab detail.

(Code 2022)

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-723. IRC Section R602.10.6.3.1 Amended.

Section R602.10.6.3.1 of the International Residential Code, 2018 2024 Edition, Braced wall panel construction methods, is hereby added to read as follows:

The Johnson County Braced Wall Report will be required as the braced wall standard for all garages, including the H frame detail. Other methods of portal frames at garage door openings shall be engineered.

(Code 2022)

(Ord. No. 1023, § 7, 1-18-2022)

Commented [JK20]: Recommend this be removed, the guidelines don't seem to be prescriptive enough and is not regularly curated.

Sec. 4-724. IRC Section R905.8.3.1 Amended.

Section R905.8.3.1 of the International Residential Code, 2018 2024 Edition, is hereby amended to read as follows:

Ice barrier. Ice and water shield protection shall be required on all new or replacement roof coverings. It shall consist of at least two layers of underlayment cemented together or a self-adhering polymer modified bitumen sheet in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches inside the exterior wall line of the building.

Exception: Detached accessory structures, less than 200 square-feet of floor area, that contain no conditioned floor area.

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-725. IRC Section R907.3 Amended.

Section R907.3 of the International Residential Code, 2018 2024 Edition, recovering versus Replacement, is hereby amended to read as follows:

New roof coverings shall not be installed without first removing all existing layers of roof coverings down to the roof decking.

Exception: Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section R905.

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-726. IRC Section N1101.1 Amended.

Section N1101.1 of the International Residential Code, 2018 2024 Edition, Scope, is hereby amended to add the following paragraphs following the first paragraph:

(Code 2022)

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-727. IRC Section N1102.1.1 Amended.

Table N1102.1.2 of the International Residential Code, 2018 2024 Edition, is hereby amended as follows:

Table N1102.1.1 – Insulation and Fenestration Requirements by Component^a

Climate Zone	Fenestration U-Factor	Skylight U-Factor ^b	Glazed Fenestration SHGC ^b	Ceiling R-Value ^f	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value ^e	Slab R-Value & Depth ^d	Crawl Space Wall R-Value ^e
4	0.35	0.55	0.4	49	13	8/13	19	10/13	NR	10/13

- (a) R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
- (b) The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- (c) "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement walls.
- (d) R-5 shall be added to the required slab edge R-values for heated slabs.
- (e) No change.
- (f) No change.
- (g) No change.
- (h) Refers to wall cavity insulation minimum standards only.

- (i) The second R-value applies when more than half the insulation is on the interior of the mass wall.
- (j) Loose-fill insulation shall be installed at the rate recommended by the manufacturer's statement "so many bags per 1,000 sq ft." Where the pitch of the roof restricts the minimum thickness at the exterior wall line, the insulation shall be blown into the cavity so as to achieve a greater compacted density to a point where the "minimum thickness" can be achieved. An alternative is to install high density batts around the perimeter edge per R1102.2.

(Ord. No. 1023, § 7, 1-18-2022)

Commented [JK21]: Recommend this be kept as-is.

Sec. 4-728. IRC Section N1102.4.1.2 Amended.

Section N1102.4.1.2 of the International Residential Code, 2018 2024 Edition, Testing, is hereby amended to read as follows:

The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding 5 air changes per hour. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals). Where required by the Code Official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the Code Official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

During testing

1. Exterior windows and doors, fireplaces and stove doors shall be closed but not sealed beyond the intended weather stripping or other infiltration control measures.
2. Dampers, including exhaust, intake, makeup air, backdraft and flue dampers shall be closed but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.

(Code 2022)

(Ord. No. 1023, § 7, 1-18-2022)

Commented [JK22]: Recommend this be left as-is.

Sec. 4-729. IRC Section N1103.2.2 Amended.

Section N1103.2.2. of the International Residential Code, 2018 2024 Edition, Sealing Mandatory, is hereby amended to read as follows:

Ducts air handlers and filter boxes shall be sealed. Joints and seams shall comply with section M1601.4.1 of this code.

Exceptions:

1. Air impermeable spray foam products shall be permitted to be applied without additional joint seals.
2. Where a duct connection is made that is partially inaccessible three screws or rivets shall be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.

(Supp. No. 17, Update 6)

Created: 2025-10-25 19:15:41 [EST]

3. Continuously welded and locking-type longitudinal joints and seams in ducts operating at static pressure classification shall not require additional closure systems.

Duct tightness shall be verified by either of the following:

1. Post construction test: Total leakage shall be less than or equal to 4 cfm per 100 square feet of conditioned floor area when tested at a pressure differential of 0.1 inches wg (25 Pa) across the entire system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test.
2. Rough in test: Total leakage shall be less than or equal to 4 cfm per 100 square feet of conditioned floor area when tested at a pressure differential of 0.1 inches wg (25 Pa) across the system, including the manufacturer's air handler enclosure. All registers shall be taped or otherwise sealed during the test. If the air handler is not installed at the time of the test, total leakage shall be less than or equal to 3 cfm per 100 square feet of conditioned floor area.

Exceptions:

1. The total leakage test is not required for ducts and air handlers located entirely within the building thermal envelope.
2. On the post-construction test it is permissible to test for "leakage to the outdoors" versus a "total leakage." Leakage to the outdoors shall be less than or equal to 8 cfm per 100 square feet of conditioned floor space.

(Code 2022)

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-###. IRC Section N 1103.3.7 Deleted.

Section N1103.3.7 of the International Residential Code, 2018 2024 Edition, Duct system testing., is hereby deleted.

(Ord. No. 1023, § 7, 1-18-2022)

Commented [JK23]: Burdensome testing requirement, per feedback from builders meeting.

Sec. 4-730. IRC Section N1103.2.3 2 Deleted Amended.

Section N1103.3.5 2 of the International Residential Code, 2018 2024 Edition, building cavities, is hereby amended to read as follows:.

Building framing cavities shall not be used as ductwork or plenums.

Exception: building cavities located entirely within the thermal envelope.

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-731. IRC Section N1103.4.5.2 Amended.

Section N1103.4.1 5.2 of the International Residential Code, 2018 2024 Edition, Hot water pipe insulation (prescriptive), is hereby amended to read as follows:

Insulation for hot water pipe with a minimum thermal resistance R-value of R-3 shall be applied to the following:

1. Piping located under a floor slab.

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(Supp. No. 17, Update 6)

2. Buried piping.
3. Supply and return piping in recirculation systems other than demand recirculation systems.

(Code 2022)

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-732. IRC Section N1104.1 Amended.

Section N1104.1 of the International Residential Code, 2012-2024 Edition, Lighting equipment (Mandatory), is hereby amended to read as follows:

Fuel gas lighting systems shall not have continuously burning pilot lights.

(Ord. No. 1023, § 7, 1-18-2022)

Commented [JK24]: This is now in the text in N1104.5.

Sec. 4-###. IRC Section N1106.5 Amended.

Section N1104.1 of the International Residential Code, 2012-2024 Edition, Lighting equipment (Mandatory), is hereby amended to read as follows:

N1106.5 (R406.5) ERI-based compliance.

Compliance based on an *ERI* analysis requires that the *rated design* and each confirmed *as-built dwelling unit* be shown to have an ERI less than or equal to the applicable value indicated in Table N1106.5 where compared to the *ERI reference design*, as follows:

1. 1. Where on-site renewables are not installed, the values under ENERGY RATING INDEX NOT INCLUDING OPP apply.
2. 2. Where on-site renewables are installed, the values under ENERGY RATING INDEX WITH OPP apply.

Exception: Where the ERI analysis excludes on-site power production (OPP), the values under ENERGY RATING INDEX NOT INCLUDING OPP shall be permitted to be applied.

TABLE N1106.5

(R406.5)

MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX NOT INCLUDING OPP	ENERGY RATING INDEX WITH OPP
0 and 1	51	35
2	51	34
3	50	33

(Supp. No. 17, Update 6)

Created: 2025-10-25 19:15:41 [EST]

4	65 60	40
5	54	43
6	53	43
7	52	46
8	52	46

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-733. IRC Section P2503.4 Amended.

Section P2503.4 of the International Residential Code, 2012 2024 Edition, Building Sewer Testing, is hereby amended to read as follows:

The building sewer shall be tested by insertion of a test plug at the point of connection with the public sewer and filling the building sewer with water, testing with not less than a ten (10') foot head of water and be able to maintain such pressure for fifteen (15) minutes or by air, maintain five (5) PSI for fifteen (15) minutes. This testing will be required when ordered by the Building Official.

(Code 2022)

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-734. IRC Section P2503.5 Amended.

Section P2503.5 of the International Residential Code, 2018 2024 Edition, DWV Systems Testing, is hereby amended to read as follows:

Rough and finished plumbing installations shall be tested in accordance with Sections P2503.5.1 and P2503.5.2. This testing will be required when ordered by the Building Official.

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-###. IRC Section P2603.5.1 Amended.

Section P2603.5.1, entitled "Sewer depth." Shall be amended to read as follows:

Building sewers that connect to private sewage disposal systems shall be not less than 36 inches (mm) below finished grade at the point of septic tank connection. Building sewers shall be not less than 36 inches (mm) below grade."

(Ord. No. 1023, § 7, 1-18-2022)

Commented [JK25]: Feedback from builders, this is a reasonable target.

Commented [JJ26R25]: This number is 53 in the 2024 code

Commented [JK27]: Recommend removing this to remove subjectivity. Worth discussing if this testing requirement should be removed.

Sec. 4-735. IRC Section P2903.4 Amended.

Section P2903.4 of the International Residential Code, 2018 2024 Edition, Thermal expansion control, is hereby amended to read:

A means for controlling increased pressure caused by thermal expansion shall be installed in each dwelling unit. A thermal expansion tank shall be the means in which to control thermal expansion. At the time a water heater is new or replaced, a thermal expansion tank shall be installed.

Exception: In cases where a thermal expansion tank is not feasible, the Code Official shall determine an approved method of thermal expansion control.

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-736. IRC Section P2904 Amended.

Section P2904 of the International Residential Code, 2018 2024 Edition, is hereby to be used as a reference for standards and requirements only if a sprinkler system is installed. Automatic Fire Sprinkler systems (section R313) are deleted from the requirements of this code adoption.

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-737. IRC Section P3114.1 Amended.

Section P3114.1 of the International Residential Code, 2018 2024 Edition, Air admittance valves, General, is hereby amended to read as follows:

Vent systems using air admittance valves shall comply with this section. Individual and branch type air admittance valves shall conform to ASSE 1051. Stack type air admittance valves shall conform to ASSE 1050. The use of air admittance valves shall only be done so by the approval of the Building Official.

(Ord. No. 1023, § 7, 1-18-2022)

Commented [JK28]: Recommend removing subjectivity.

Sec. 4-738. IRC Section E3608.1 Amended.

Section E3608.1 of the International Residential Code, 2012 2024 Edition, Grounding electrode system, is hereby amended to read as follows:

All electrodes specified in Sections E3608.1.1, E3608.1.2, E3608.1.3, E3608.1.4 and E3608.1.5 that are present at each building or structure served shall be bonded together to form the grounding electrode system. Where none of these electrodes are present, one or more of the electrodes specified in Sections E3608.1.3, E3608.1.4 and E3608.1.5 shall be installed and used.

Exception: Concrete encased electrodes shall not be required to be part of the grounding system when at least two 2 rod or pipe electrodes are provided in compliance with E3608.1.1.2 and E3608.1.4.1.

(Ord. No. 1023, § 7, 1-18-2022)

Commented [JK29]: Recommend this stay as-is.

Sec. 4-###. IRC Section E3901.4.2 Amended.

- (a) Section E3901.4.2 entitled "Island and peninsular countertops and work spaces." Should be amended to read as follows:

Receptacle outlets shall be installed in accordance with the following: [210.52(C)(2)]

1. At least one receptacle outlet shall be provided for the first 9 square feet (0.84 m²), or fraction thereof, of the countertop or work surface. A receptacle outlet shall be provided for every additional 18 square feet (1.7 m²), or fraction thereof, of the countertop or work surface. [210.52(C)(2)(a)]

2. At least one receptacle outlet shall be located within 2 feet (600 mm) of the outer end of a peninsular countertop or work surface. Additional receptacle outlets shall be permitted to be located as determined by the installer, designer or building owner. The location of the receptacle outlets shall be in accordance with Section E3901.4.3. [210.52(C)(2)(b)]

A peninsular countertop shall be measured from the connected perpendicular wall. [210.52(C)(2)]

Sec. 4-###. IRC Section E3901.4.3 Amended.

Section E3901.4.3 entitled "Receptacle outlet location." shall be amended to read as follows:

Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in the exception to Section E3901.4.1, or appliances occupying assigned spaces shall not be considered as these required outlets. Required receptacle outlets shall be located in one or more of the following:

1. On or above, but not more than 20 inches (508 mm) above, the countertop or work surface.

2. Receptacle outlet assemblies listed for the use in countertops or work surfaces shall be permitted to be installed in countertops or work surfaces.

3. Not more than 12 inches (305 mm) below the countertop or work surface. Receptacles installed below a countertop or work surface shall not be located where the countertop or work surface extends more than 6 inches (152 mm) beyond its support base. [210.52(C)(3)]

Sec. 4-739. IRC Section E3902.2 Amended.

Section E3902.2 of the International Residential Code, 2018 2024 Edition, Garage and accessory building receptacles, is hereby amended to read as follows:

All 125-volt single phase 15 or 20 ampere receptacles installed in garages and grade level portions of accessory buildings used for storage or work areas shall have ground fault circuit interrupter protection for personnel.

Exceptions:

1. Dedicated receptacles supplying garage door openers.
2. A single receptacle supplying a dedicated branch circuit that is located and identified for a specific use by a cord and plug connected appliance such as a refrigerator, freezer, or a central vacuum system."

(Ord. No. 1023, § 7, 1-18-2022)

Sec. 4-740. IRC Section E3902.5 Amended.

Section E3902.5 of the International Residential Code, 2018 2024 Edition, Unfinished basement receptacles, is hereby amended to read as follows:

All 125-volt single phase 15 and 20 ampere receptacles installed in unfinished basements shall have ground-fault circuit interrupter protection for personnel. For purposes of this section, unfinished basements are

Commented [JK30]: Copied the 2021 IRC text here to allow for kitchen island and peninsula outlets below the countertop.

Commented [JK31R30]: Many JOCO jurisdictions are planning to adopt this way.

defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas and the like.

Exceptions:

1. A dedicated receptacle supplying only a permanently installed fire alarm or burglar alarm system.
2. Dedicated receptacles supplying sump pumps.
3. A single receptacle supplying a dedicated branch circuit that is located and identified for a specific use by a cord and plug connected appliance such as a refrigerator, freezer, or a central vacuum system."

(Code 2022)

(Ord. No. 1023, § 7, 1-18-2022)

Commented [JK32]: New code doesn't distinguish between finished and unfinished basements. GFIs are required either way.

Sec. 4-### IRC Section E3902.2 Amended.

Section E3902.2, entitled "Garage and accessory building receptacles," is hereby amended to read as follows: "125-volt through 250-volt receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(2)]

Exceptions:

1. Receptacles that are not readily accessible such as a ceiling mounted receptacle for a garage door opener.
2. A single receptacle supplying a dedicated branch circuit that is located and identified for a specific use by a cord and plug connected appliance such as a refrigerator, freezer, or a central vacuum system."

Sec. 4-741. IRC Section E3902.16 20 Amended.

Section E3902.16 20 of the International Residential Code, 2018 2024 Edition, Arc-fault circuit interrupter protection, is hereby amended to read as follows:

All branch circuits that supply 120-volt single phase 15 and 20 ampere outlets installed in libraries, dens, bedrooms, closets and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter installed to provide protection of the branch circuit. Other rooms, such as family rooms, dining rooms, living rooms, parlors, sunrooms, recreation rooms, hallways and similar rooms or areas are exempt from this requirement. For these purposes a smoke alarm shall not be considered an outlet and is not required to be on an arc-fault circuit. Isolated circuits serving smoke detectors and/or carbon monoxide detectors shall be exempt from arc-fault protection.

Exception:

1. Where an outlet branch circuit type AFCI is installed at the first outlet to provide protection for the remaining portion of the branch circuit, the portion of the branch circuit between the branch circuit overcurrent device and the first outlet shall be installed with metal outlet and junction boxes and RMC, IMC, EMT, type MC, or steel armored type AC cables meeting the requirements of Section E3908.8.
2. Where an outlet branch circuit type AFCI is installed at the first outlet to provide protection for the remaining portion of the branch circuit the portion of the branch circuit between the branch circuit overcurrent device and the first outlet shall be installed with metal or nonmetallic conduit or tubing that is encased in not less than 2 inches of concrete.

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(Supp. No. 17, Update 6)

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3. AFCI protection is not required for an individual branch circuit supplying only a fire alarm system where the branch circuit is wired with metal outlet and junction boxes and RMC, IMC, EMT, or steel-sheathed armored cable, Type AC or Type MC, meeting the requirements of Section E3908.8.

(Ord. No. 1023, § 7, 1-18-2022)

City of Roeland Park – 2024 Building Code Update (IRC)

Prepared by Joe Kmetz, GBA – Building Code Services Lead

DATE November 3rd, 2025



Agenda

- Next Steps/Meetings
- Recap of Building Code (IBC) Meeting
- Residential (IRC) Significant Changes
- Residential Recommended Amendments
- Questions/Discussion

Next Steps/ Meetings

- Building Code (IBC)– *Complete*
- Residential Code (IRC)– Today (November 3rd)
- Energy Code (IECC) – November 17th
- ICC Trades – December 1st
- Full Set of Ordinance for Review – December 15th
- Vote for Final Council approval – January 5th

Recap of Building Code (IBC) Meeting

- **Recommended Changes**
 - Currently, the appendixes that are adopted are
 - Appendix E Supplementary Accessibility Requirements,
 - Appendix F Rodentproofing
 - Appendix G Flood-Resistant Construction
 - Appendix I Patio Covers
 - **Question:** Adopt current appendices as well as new Sleeping Loft appendix?
 - Adopt the International Swimming Pool and Spa Code. This code serves to establish minimum requirements for pools, spas and other aquatic facilities.
 - A Johnson County Contractor's license is required for work requiring a permit for non-owner-occupied homes.

Recap of Building Code (IBC) Meeting

- **Recommended Changes (continued)**
 - The list of permit exemptions is altered.
 - **Question:** what scopes of work should be waived from permitting requirements such as: detached structures accessory to a building, fences, sidewalks, flatwork, etc?
 - Increasing the fee for work performed without a permit.
 - Adopt requirements for storm shelters or basements in residential occupancies.
 - Increased physical security measures to prevent breaking into a home.
 - Requiring a floor drain in all restrooms (not bathrooms).
 - **Question:** should this only apply to new buildings?
 - State elevator licensing and permitting required.
 - Requirements/limitations for encroachments in the right of way.

Residential (IRC) Significant Changes

- **Administrative Updates:** Building official's authority expanded to determine and verify code compliance; all pool barrier fences now require permits (Ch. 1).
- **Design Criteria :** Climate, geologic, and hazard maps updated to reflect historical data (Ch. 3).
- **Residential Planning:** New provisions for vertically stacked duplexes, sleeping lofts, private elevators, and shared accessory spaces; accessory structures in flood zones clarified (Ch. 3).
- **Energy and Emerging Tech:** Requirements added for EV charging stations, solar shingles, and battery energy storage systems (Ch. 3, 9, 11).
- **Safety Additions:** Carbon monoxide alarm triggers expanded to include repairs; basement egress opening reductions allowed for remodels (Ch. 3).
- **Structural & Foundation:** New post-tensioned slab and flashing standards; stem walls now required for certain basement walls (Ch. 45).

Residential (IRC) Significant Changes

- **Fire & Mechanical:** A2L refrigerants now permitted with safety conditions; added chimney lining rules for replacement appliances (Ch. 14 & 24).
- **Plumbing Updates:** Mandatory shower receptor water-tightness testing; standpipe option for dishwashers; sewer relining now allowed (Ch. 27-30).
- **Electrical Safety:** Outdoor emergency disconnects, whole-house surge protection, and broader GFCI coverage now required (Ch. 36–39).
- **Circuit & Wiring:** 10-amp circuits now allowed in some cases; island/peninsula receptacle requirements simplified and rewiring optional (Ch. 37–39).
- **Energy Efficiency:** Envelope, insulation, air-sealing, and appliance performance standards increased; climate zone map revised (Ch. 11).
- **Referenced Standards:** Updated to latest national codes and standards (Ch. 44).
- **Appendices Overhaul:** Major reorganization and many new additions—ADUs, 3D-printed and hemp-lime construction, EV infrastructure, energy storage, renewable energy, and all-electric building guidance (App. AA–NL, Resource A).

Residential Recommended Amendments

- Currently, the appendixes that are adopted are as follows (with **red** showing recommendations to add):
 - Appendix BA Manufactured Housing Used as Dwellings (formerly E)
 - Appendix BE Radon Control Methods (formerly F)
 - Appendix CD Piping Standards for Various Applications (formerly G)
 - Appendix BF Patio Covers (formerly H)
 - Appendix BO Existing Buildings and Structures (formerly J)
 - Appendix BG Sound Transmission (formerly K)
 - Appendix BH Automatic Vehicular Gates (formerly O)
 - Appendix BB Tiny Houses (formerly Q)
 - **Appendix BC Accessory Dwelling Units**
 - **Appendix CE Venting Methods**
- A Johnson County Contractor's license is required for work requiring a permit for non-owner-occupied homes.

Residential Recommended Amendments

- The list of permit exemptions is altered. Items currently exempt from permit:
 - One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses provided the floor area is less than 100 square feet.
 - Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall unless supporting a surcharge.
 - Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
 - Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
 - Prefabricated swimming pools that are 24 inches deep or less. Swings and other playground equipment. Window awnings supported by an exterior wall which do not project more than 54 inches from the wall and do not require additional support.
 - **NOTE:** (all fences, flatwork, and decks require a permit regardless of size or method)

Residential Recommended Amendments

- Inspections are paused if any mud, dirt, rock, or debris is in the right of way at the site of the permitted construction.
- Increasing the fee for work performed without a permit.
- Temporary occupancy stipulations regarding plantings of trees or sod.
- Geographic and climate data chart amended to reflect current values.
- Requiring temporary toilet facilities for new one- and two-family dwellings.
- Remove requirement for fire sprinkler system in one and two-family dwellings.
- Requirement for reinforcing steel (rebar) in footings in most situations.
- Minimum garage slab detail requirements.

Residential Recommended Amendments

- Additional roof requirements for ice and water shield as well as removal of all layers when reroofing.
- Various amendments to the energy conservation chapter (Chapter 11).
- Removal of required plumbing pressure test requirements.
- ~~Air admittance valves are only permitted with building official discretion.~~
- ~~Modification of the grounding requirements to utilize a concrete encased electrode.~~
- ~~Additional requirements for outlets in unfinished basements.~~
- ~~Arc fault protection limited to living spaces.~~

Residential Recommended Amendments

- Inclusion of heat detector in the garage to be integrated with the rest of the home's smoke/co detectors. ([Shawnee](#))
- Physical security requirements (similar to IBC). See "City of Roeland Park, KS - IRC Section 333 - Physical Security Requirements Table" ([Multiple KC Metro Jurisdictions](#))
- Residential foundation repairs should be prepared by a licensed engineer.
- Include sewer depth minimum for new or replaced building sewers.
- Island or peninsula outlet locations can still be located on the side for convenience.
- *Considering* modifications to the fuel gas portions at the request of OneGas.

Questions/Discussion

Section Topic	Requirement / Description
333.1 Purpose	Establishes minimum physical security standards to make dwelling units resistant to unlawful entry.
333.1.1 Scope	Applies to all new structures and additions to existing buildings.
333.2 Doors (General)	All <u>exterior</u> swinging doors of residential buildings and attached garages (except vehicular access doors) must comply with 333.2.1–333.2.5. Doors to individual units inside secure buildings may be exempt if approved.
333.2.1 Wood Doors	Must be solid core (e.g., solid wood, wood block, or high-density particleboard), minimum 1¼" thick. Panels: solid wood, 1" thick, tapered portion ¼", groove ½" deep (dado or applied molding).
333.2.2 Steel Doors	Minimum thickness: 24 gauge.
333.2.3 Fiberglass Doors	Minimum skin thickness: 1/16". Reinforced at deadbolt location.
333.2.4 Double Doors	Inactive leaf must have flush bolts engaging at least 1" into head and threshold.
333.2.5 Sliding Doors	1. Prevent removal of panels from exterior (e.g., shims/screws in upper track).2. Secondary lock required: metal pin or surface bolt at base of door. Pin must not penetrate frame exterior.
333.3 Door Frames (General)	Installed before rough-in inspection; must comply with 333.3.1–333.3.3. These are for <u>exterior doors</u> .
333.3.1 Wood Frames	1. Installed in double-stud openings; reinforced per ASTM F476-14 Grade 40.2. Blocking at lock height for 3 stud spaces on each side.
333.3.2 Steel Frames	Minimum 18 gauge; reinforced at hinges and strikes; anchored per manufacturer specs; installed tight to rough opening; wall framing must be double-stud or equivalent.
333.3.3 Door Jambs	1. Solid backing for 12" each side of strike with solid wood filler.2. One-piece door stops; jambs must prevent strike tampering.
333.4 Door Hardware (General)	Applies to <u>exterior</u> doors; see 333.4.1–333.4.6.
333.4.1 Hinges	1. Use ≥2 screws, 3" long, penetrating ≥1" into wall structure.2. Out-swing doors require interlocking hinges to prevent removal.
333.4.2 Strike Plates	Minimum 18 gauge; 4 offset holes; attach with 3" screws penetrating 1" into nearest stud.
333.4.3 Escutcheon Plates	All exterior doors must have escutcheon plates or wrap-around channels protecting the lock edge.
333.4.4 Locks (Deadbolts)	Single cylinder deadbolt, 1" throw, ¾" strike penetration. Must meet ANSI Grade 2. Cylinder: hardened guard, 5-pin tumbler, metal screws (¼" dia., 2¼" long). Bolt housing: one-piece.

Section Topic	Requirement / Description
333.4.5 Entry Vision / Glazing	Main entry doors must provide exterior view via 180° viewer, window, or view port.
333.4.6 Side Lighted Entry Doors	Must use double-stud or equivalent framing per 333.3.1–3.3. Separation framing between door and sidelight must be double-stud or equivalent.
333.5 Street Numbers	Must comply with IFC Section 505 (Arabic numbers (not spelled), not less than 4 inches in height, width of 1/2 inches or more, contrasting background)
333.6 Exterior Lighting (General)	Must comply with 333.6.1–333.6.2.
333.6.1 Front / Street Side Lighting	Each front or street-side entry requires one ≥60W (or equivalent) light fixture, installed so the source isn't readily accessible.
333.6.2 Rear Lighting	Ground-level windows/doors (below 8') require one ≥100W (or equivalent) floodlight. Fixtures below 8' must prevent access to light source.
333.7 Alternate Materials / Methods	Alternates may be approved if equivalent in quality, strength, effectiveness, burglary resistance, durability, and safety.

Item Number: IV.
Committee Minutes



City of Roeland Park
Action Item Summary

Submitted By:

Committee/Department: Administration

Title: Ad-Hoc Historical Committee Meeting Minutes September 25, 2025

Item Type: Presentation

Recommendation:

Details:

Fiscal Impact	
Amount of Request:	
Budgeted item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

Diversity Equity & Inclusion Lens

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

ATTACHMENTS:

1. Ad-Hoc Historical Committee Meeting Minutes September 25, 2025

September 25, 2025 Ad Hoc Historical Committee Meeting Minutes

Tom Madigan called the meeting to order at 6:04 P.M.

Members in attendance: Tom Madigan, Liz Vogel Anna Jacobson, Jim Grebe, and Chief Honas.

- **Agenda** was approved.
-
- **Minutes** for the August meeting were approved.
-
- **Anna's contract** will end at year-end. The committee discussed priorities. Consensus that the essays and three interpretive signs be given priority.
- **Seventy-fifth anniversary sign.** The sign will be ordered.
- **Redlining essay.** Anna reported that it is in outline form.
-
- **Oral histories.** Anna is following up on respondents.
-
- **Location and interpretive signs.** Anna critiqued the previous version of the "Original Environment of Roeland Park" sign and gave her suggested text.

Website and essays. Anna discussed with Joey regarding the history section of the website.

There was no new business.

Our next meeting will be October 23.

-

Adjourned at 7:07 P.M.

Submitted with respect,
Jim Grebe

Item Number: IV.
Committee Minutes



City of Roeland Park
Action Item Summary

Submitted By:

Committee/Department: Administration

Title: Aquatics Advisory Committee Meeting Minutes September 9, 2025

Item Type: Presentation

Recommendation:

Details:

Fiscal Impact	
Amount of Request:	
Budgeted item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

Diversity Equity & Inclusion Lens

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

ATTACHMENTS:

1. Aquatics Advisory Committee Meeting Minutes September 9, 2025

MINUTES
CITY OF ROELAND PARK, KANSAS
AQUATICS ADVISORY COMMITTEE MEETING
September 9, 2025, 6:00 PM - Buena Vista Room, Roeland
Park Community Center

Call to order at 6 p.m.

Members present: Jason Wiens, Elizabeth Baddeley, Emily Hage, Mike Calvovich
Staff present: Nathan Brungardt

Modification of Agenda

1. Old business

- i. 75th Anniversary plan submitted
 - A. “3rd of July” Pool party with games, food trucks, music, etc..
- ii. Committee budget
 - A. Aquatics Committee gets \$1000 annually. We did not use this money last year, so currently \$2000 is available.
 - B. Would like to know what the process for accessing the money is.
 - C. We will discuss how to spend the money at a future date.

2. New business

- ii. Nathan presented the 2025 End of Season Pool Report.
 - A. Would like to see a comparison to prior years.

ii. 2026 Operations Preview

- A. Look into hours of operation after school starts. Try to find a way to stay open for loyal patrons! Perhaps look into a discounted admission price.
- B. Work towards relying less on the Roeland Park general revenue fund.
- C. Look into how temperature affects attendance.
- D. Look into bringing back punch cards for multiple visits.

iii. Concession Stand Operations

- A. In general, concessions did not do well last year. There were issues with theft as well as supply towards the end of the season.
- B. Nathan shared the Concessions Operations “Request for Bids” he used while working in Bonner Springs.
- C. The committee is open the the idea of working with an outside vendor for concessions in 2026.

iv. November Meeting Date Change

- A. We will decide at the October meeting if a November meeting is necessary.

Adjournment

Next Meeting: October 14, 2025

Item Number: IV.
Committee Minutes



City of Roeland Park
Action Item Summary

Submitted By:

Committee/Department: Administration

Title: Arts Advisory Committee Meeting Minutes October 1, 2025

Item Type: Presentation

Recommendation:

Details:

Fiscal Impact	
Amount of Request:	
Budgeted item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

Diversity Equity & Inclusion Lens

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

ATTACHMENTS:

1. Arts Advisory Committee Meeting Minutes October 1, 2025

ARTS ADVISORY COMMITTEE (AAC)

MINUTES

October 1, 2025

6:00 PM City Hall

X	Marek Gliniecki, Co-Chair
X	Mary Schulteis, Co-Chair
X	Lynda Leonard, Gallery Director
X	Matt Lero, Council Representative
X	Jonna Crosby
X	Shannon Cole
X	Tim Ross
A	Todd Zimmer
A	Jennifer Jones-Lacy, Asst City Administrator
A	Kelley Nielsen, Staff Liaison
A	Jan Faidley, Alternate Council Rep.
X	Christopher Hotchkiss

A. Call Meeting to Order – 6:00 PM

B. Modifications to the Agenda –

Resident Christopher Hotchkiss attended and wishes to join the committee. Congratulations Chris! Mary will proceed with adding Chris through the normal process for RP committee members. Thanks to his partner who joined a portion of the meeting too and for her work on the RP community garden too.

C. Meeting minutes from Last Meeting – Minutes for the monthly AAC meeting on September 3, 2025 were approved.

D. Unfinished Business

1. Arts Master Plan Update – Designing Local drafted text for the plan and Anna Talarico shared it for review with the steering committee in the last week. The committee provided some comments on the plan and the public art policy. Designing Local is still working on the remainder of the graphics and policy with the steering committee. The draft plan and policy will be sent to the AAC committee members next week.
2. “Damsel” is damaged including a broken eye. There appears to have been an accident. The lighting inconsistency seems to be a timer issue.
3. Community Foundation – Three balances for the Arts Committee were presented by Jonna. George Schlegel Fund \$ 4316, R Park Maintenance Fund \$3300, Signature Art Fund \$3392.
4. Budget – No significant changes were discussed and the remaining funds will be updated before the next meeting.

5. Dance Performance project update – There are dates available at the community center in November. A recent check indicated that Nov 14,21,22,29 were available and we are coordinating dates with the performers.
6. Marek and Mary will start working on a Call for Art to provide artwork to be installed on the City Hall Lobby wall in honor of the RP 75th Anniversary in 2026. Mary will work with city staff to send it in time to get the art installed in the spring before the actual anniversary. The prelim budget is \$5000.
7. Holiday Decorating Contest – Applications to compete will begin November 1. It will be organized and judged by the AAC and signs will be placed in the winners' yards. Checks will be awarded on December 19th: 1st place \$150.00, 2nd \$125.00, 3rd place, \$100.00, 4th place \$75.00.

E. New Business – Conducted at the beginning of the meeting

1. Porchlight outreach to AAC on the city's strategic planning – Ruanda McFerron and Kate Bender attended the meeting to ask what AAC members see as the best things about Roeland Park and what could be improved. The outreach notes were taken by Ruanda and all participated in discussion of a variety of topics including community engagement, characteristics, art, amenities, infrastructure, transportation, environment, connectivity... The outreach was certainly appreciated.

2. EPC Public Art Proposal for the Rocks – Austin Bradley with EPC and artist Paul Dorrell presented a revised arts concept plan that includes an art sculpture at the SW corner of the property and the east facade of the parking structure. Both were considered to be much more favorable than the concepts provided in early 2025. AAC approved both concepts based on some key changes to them that were suggested.

The sketch presented for the 3–Rings in the SW corner projecting out of the ground showed most of the visible skin of the rings would be Core-Ten steel, transitioning to stainless steel at their tops. Paul added that the actual preferred treatment would be less Core-Ten and more like 70% visible stainless steel. AAC concurred with that composition.

The sketch for the colored wave of colors on the east parking facade should be brighter or more vivid and potentially include some green hues in the palette to tie to the landscaping below it that accentuates the mural.

F. Gallery Update – The current Exhibit by artists Bernie Lee, Laurie Jerome and Dot Gerst ends Oct 30. The next exhibit starts Nov 1 and will be local artists. There will be a reception for them on November 20. Food and music are planned for their reception.

G. Adjourn

Attachment – None

Item Number: IV.
Committee Minutes



City of Roeland Park
Action Item Summary

Submitted By:

Committee/Department: Administration

Title: Diversity, Equity, and Inclusion Meeting Minutes September 30, 2025

Item Type: Presentation

Recommendation:

Details:

Fiscal Impact	
Amount of Request:	
Budgeted item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

Diversity Equity & Inclusion Lens

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

ATTACHMENTS:

1. Diversity, Equity, and Inclusion Meeting Minutes September 30, 2025



September 30, 2025 RP DEI Committee Meeting Minutes

Members Present: Carrie Paulette, Harold Morales, Kourtney Liebman, Kate Raglow, Emily Kramer

Guests Present: Michelle Rossi, Kate Bender, Ruanda McFerran

Members Absent: Haile Sims, Rogina Moore

Kate Bender and Ruanda McFerran introduced the Strategic Plan and Parks Master Plan process and all of the engagement that they have taken. They are meeting with all of the city's standing committees to gain feedback on the plan. They asked several questions about the City and Parks and Recreation.

- Follow up from last month's business
 - Approve [August Minutes](#) - Motion by Emily, seconded by Harold. August minutes are approved

Goal 2: Open lines of communication with each section of Roeland Park's community:

- Reminder to add items to the [Comms Google Doc](#) for:
 - October social media/email

Goal 1: Assess city council initiatives with an equity lens

- Concert tabling
 - [Updates/follow up from](#) September
 - [Community feedback](#)- Carrie shared the feedback and asked about what the next steps should be and what we should do with this information. She said neighbors made the city feel like home as well as parks. She also shared what holidays folks celebrate and how they do so.
 - Michelle found out about this group through the concert events!
 - Carrie will share the feedback with Strategic Planning
 - Kate said translation and accessibility of communications. Emily said we could definitely weave some of these items (ex. Ethnic grocery store items in RP) city comms.
 - Michelle suggested adding these things to the RP website. Carrie asked if we could incorporate some of the themes of these add'l holidays into the City's existing seasonal events - Tree Lighting, Trunk or Treat and Egg Hunt. Harold suggested partnering with another org to bring some of these items to reality.
 - Carrie said she followed up with all of those who signed up.
- [Proclamations](#)-
 - October update- Roeland Student Council accept the bullying awareness and prevention month proclamation

- [Native American Heritage Month](#) -Carrie explained that she used the Kansas Association for Native American Education land acknowledgement guidance as a template for what to include. Melissa asked if “Native” was the preferred term. Carrie said that often it’s very individualized. The group reviewed and provided feedback. Carrie suggested replacing the first two paragraphs with the land acknowledge sign language. Carrie is going to edit and send out for further review. Suggested asking Sharice Davids but also the Kansas City Indian Center.
 - [Updated version of proclamation](#)
- [City Code Chapter 14](#)- new e-traffic section (page 1) - Carrie asked if there was any feedback. She suggested that Sustainability look at it. She suggested having light or reflective gear.
- [City Code Chapter 16](#)- Articles 1, 3, 5 (pages 1-23) (tabled for next meeting)
- Immigrant rights-
 - Response plan for city facilities update - Jennifer reviewed and will email out the draft policy.
 - Community canvassing- Almost all RP businesses have been canvassed by community group, sharing rights when ICE is present
- Language Access- interpreters - Carrie suggested supporting this initiative.
- Updates:
 - Joco DEI Committee Updates- Oct 10 4:00-6:00 meet and greet at Shawnee Missions Park - Carrie plans to go and asked if anyone wanted to attend as well.

Next Meeting: October 28, 2025

Emily made a motion to adjourn, seconded by Harold. Meeting adjourned at 8:45 p.m.

Next Steps:

- All- attend Joco DEI Committee Meet & Greet (Oct 10th 4:00-6:00pm)
- All- add to October comms for social media and newsletters
- Carrie will share concert community input with Strategic Planning
- Find out how to share this information with staff and council
- Carrie will edit Native American Heritage Month proclamation- send to Mayor Poppa for approval
 - All will offer their feedback
 - Once approved, Carrie will invite Sharice Davids (KCIC as back-up)
- Jennifer will consider sharing Ch 14 Micromobility Policies with Sustainability
- Jennifer will share draft of city Response Plan with committee for review ahead of November meeting
-

Future Items

- Chapter 16- Articles 7-16
- Climate Action Plan- MARC- Climate Action KC (goal of net 0 by 2050)
- Welcoming KC/Welcoming Joco

- ADU as rentals
- Trans rights
- Native American reconciliation
- Criminal history as protected class
- Capitol Projects DEI Scoring
- Other cities: Mission, Joco, KCMO, Lawrence

Committee Feedback

<u>Chapter 14- Micromobility Policies</u>	
• Add requirements about lights and/or reflective gear- such as section in Shawnee's • Suggest that Sustainability takes a look at it	
<u>Chapter 16</u>	

Equity Guiding Questions

- **Disproportionate Impact:**
 - Has input from people most affected been sought?
 - Is it possible some groups would be more negatively affected than others?
 - Is it possible that some groups benefit more than others?
 - Is that necessary and/or in line with goals? If not, could this be minimized?
- **Equity in language:**
 - Does the policy/practice make normative/stereotypical assumptions?
 - What types of words are used to describe individuals/groups identified in the policy/practice?
 - Is there language that includes or excludes communities that have been historically minoritized? (Ex. "She/He" > "They")
- **How will this action affect/serve people and places that are:**
 - Low-income (consider: renters, shift work schedules, **limited transportation**)
 - Communities of color
 - Limited-English speaking (**Spanish, Punjabi**)
 - People of varying abilities (mobility, vision/hearing impairment, varying levels of communication, on Autism spectrum, ambulatory, self-care, and independent living difficulty)
 - People with marginalized faith traditions (Jewish, Muslim, Jehovah's Witness)
 - Individuals without citizenship status

Item Number: IV.
Committee Minutes



City of Roeland Park
Action Item Summary

Submitted By:

Committee/Department: Administration

Title: Sustainability Committee Meeting Minutes September 4, 2025

Item Type: Presentation

Recommendation:

Details:

Fiscal Impact	
Amount of Request:	
Budgeted item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

Diversity Equity & Inclusion Lens

What are the implications to intersectionality?

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- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

ATTACHMENTS:

1. Sustainability Committee Meeting Minutes September 4, 2025

Sustainability Committee
City of Roeland Park, KS
Agenda
Thursday, September 4, 2025, 6:15 pm
In Person Meeting - City Hall

The purpose of the Sustainability Committee is to make recommendations
to the
Governing Body concerning issues relating to or affecting
environmental sustainability.

Join Zoom Meeting: <https://zoom.us/j/99339586327>
Meeting ID: 993 3958 6327

Committee:

David Smith - Co-Chair; Megan Reavis - Co-Chair; Melissa Castillo,
Aiden Ellis, Grace Suh, Ginny Varraveto, Natasha Rickel, John
Puricelli, Payton Smith, Brandon Martin, Jan Faidley - City Council
liaison

Members in attendance: Grace Suh, John Puricelli, David Smith, Ginny
Varraveto, Brandon Martin, Aiden Ellis, Megan Reavis

Liaison(s) in attendance: Joey Carley, Jan Faidley

Guest(s) in attendance: Nancy Short, Emmitt Reavis, Catherine Brown
(Kansas Gas Service)

Call to Order: 6:17

Approval of minutes: 6:17

Citizen Comment(s):

Additions to the Agenda: ebike rebate program

Sustainability Minute:

Agenda:

- **Strategic planning committee update** - Brandon (3 min)
- Community outreach roundtable
- 10 year planning document
- Community engagement will go through October, survey to wrap up
in November and synthesis early 2026. Goal is to finish plans by
March.
- Surveys to be sent to everyone in RP due to city's small size
- Want to wait to send surveys out until road construction finishes
- 2 plans, one community engagement process
- Pop-up at summer concert, will repeat at Fiesta RP and then Open
House at Community Center September 20 from 9-11 AM
- Will run additional Open House at Roesland
- **Mosquito program update** - Nancy/Ginny (10 min)

- Evaluation survey will inform program for next year
- City gave away every dunk
- Newsletter effective for getting message out
- Grace's idea for yard treatment signs
- Attend Go Green and use RP's table
- Use Egg Hunt to promote dunks program, use monthly 75th anniversary programs
- **Strategic Planning Roundtable - Joey** (45 min)
- RP does community engagement unusually well, people know their neighbors and neighborhoods. RP also invested in the natural landscape, parks, trees, etc. Excellent shaded walkable access to local small businesses
- RP is struggling to bring in business development. Empty former CVS will be hard to fill. Absentee landlords difficult to persuade. Large parking lots along Roe split city down the middle. Aging infrastructure also problematic. Improved Contain the Rain support forthcoming.
- Room additions currently more expensive than houses. Aging housing stock potentially problematic. Developer teardown/rebuild spec houses a potential danger. Few townhomes and duplexes. Auxiliary dwelling units legal in RP. Loosen housing code for multifamily dwellings? Prevent combining lots for single-family dwellings? City's character tied to trees dwarfing houses.
- Unmet parks/rec needs? Need good park east of Roe. Need improvement in bicycle infrastructure and connection to other trails.
- Week without driving- week of Sept 29- Oct 5, write for Roeland Parker and post on social media
- Marquee at R park could have a sign- ask Nathan the new Parks guy

Adjourn: 7:29

Next Meeting: October 2, 2025

Addendum: minutes taken from MARC ebike program meeting

- ebike rebate program
- Roeland Park has \$50k to use in pilot program
- MARC considering it as potential \$10M regional project
- Rebate of \$400 for standard ebike, \$500 for cargo, \$1200 low income, \$1400 low-income cargo
- Decent ebikes tend to be over \$1000
- Point-of-sale reimbursement via Aptim (Denver's vendor) may be helpful for those who cannot front the initial cost
- Look to Denver's data regarding car trips replaced, emissions reduction, etc
- How should we structure our program? Qualified reimbursement depending on income level? Perhaps 80% reimbursement up to limit for low income vs. 50% for non-income based rebates?