



**BUILDING TRADES BOARD MEETING AGENDA
CITY COMMISSION CHAMBERS
1507 MAIN, HAYS KS
OCTOBER 8, 2018
5:30 P.M.**

1. CALL TO ORDER BY CHAIRMAN.

2. CONSENT AGENDA.

- A. Minutes of the meeting of February 27, 2017.

Action: Consider approving the minutes of February 27, 2017 meeting.

3. OLD BUSINESS.

- A. Consider any old business.

Action: None

4. DISCUSSION ITEMS.

- A. Unified Development Code Changes

- i. Accessory Structure Height
- ii. Fence Height

- B. Online Permits and payments.

- C. Code update discussion

5. OTHER.

6. ADJOURNMENT.

Any person with a disability and needing special accommodations to attend this meeting should contact the Planning, Inspection and Enforcement office (785-628-7310) 48 hours prior to the scheduled meeting time. Every attempt will be made to accommodate any requests for assistance

DRAFT
BUILDING TRADES BOARD MEETING
COMMISSION CHAMBERS IN CITY HALL
MINUTES
FEBRUARY 27, 2017
5:30 P.M.

1. CALL TO ORDER: The Building Trades Board Members met on Monday, February 27, 2017 at 5:30 p.m. in Commission Chambers at City Hall. Chairman Neal Younger declared a quorum was present and called the meeting to order.

Roll Call:

Present:	Neal Younger Robert Meier Mark Brackney Adam Sabatka Chris Teeter
Absent	Jacob Profitt Katherine Burnett

City Staff Present: Jesse Rohr, Superintendent, Curtis Deines, Inspector II, Joe Billinger, Inspector and Linda Bixenman, Administrative Assistant of Planning, Inspection and Enforcement and Gary Brown, Fire Chief.

2. CONSENT AGENDA:

A. MINUTES: There was a motion by Robert Meier with a second by Mark Brackney to approve the minutes from the September 26, 2016 with one correction pointed out by Neal Younger as follows on page six. The topic was on "Excess" Flow valve in gas line rather than "Accessible".

Vote: AYES:	Neal Younger Robert Meier Mark Brackney Adam Sabatka Chris Teeter
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B. INTRODUCTION OF NEW BUILDING TRADES BOARD MEMBER: Chairman Neal Younger and Curtis Deines welcomed the new member and asked for his introduction. Chris Teeter stated that he is an electrical contractor for his business known as C.T. Electric.

3. OLD BUSINESS: None

4. DISCUSSION ITEMS:

A. DELAY IN THE ADOPTION OF THE 2012 INTERNATIONAL BUILDING CODES AND 2011 NEC AND WHAT WAS APPROVED: Jesse Rohr explained that at the last meeting the above codes were in process to go before the City Commission with the recommendation for approval. Since then the 2015 International Building Code and 2014 National Electrical Code came out. After review by the inspectors, it was determined to recommend the most current codes. There are very little changes from the above codes to the current codes.

They touched on a few of the changes with the presentation. There will not be any changes to the International Building Code, International Fire Code and Property Maintenance Code (none for the 2012 or 2015).

Agenda Items B. C. and D. all discussed at one time as reflected per the following:

B. 2015 INTERNATIONAL CODE UPDATES: (see combined minutes below)

1. IBC – CONSIDER RECOMMENDATION TO CITY COMMISSION
2. IRC – CONSIDER RECOMMENDATION TO CITY COMMISSION
3. IFC – CONSIDER RECOMMENDATION TO CITY COMMISSION
4. IPMC – CONSIDER RECOMMENDATION TO CITY COMMISSION

C. 2014 National Electrical Code:

D. Suggested Adoption Date:

Curtis Deines provided a power point presentation on the overhead visual to highlight the changes associated with the 2015 International Codes and 2014 National Electrical Code. He handed out the list of changes with the 2015 International Code and the 2014 National Electrical Code. He explained some of the changes that were highlighted below.

2015 IRC Changes

- Wind Speed map requirements – 115 mph
 - ❖ Shingles and garage doors
- Fire Protection of floors
- Fire-Blocking – Continue to get more strict
- Glazing adjacent to doors, wet surfaces and stairway landings
- Carbon Monoxide Detectors
 - ❖ Required in new construction (outside of each separate sleeping area)
 - ❖ Required where alterations, additions, or repairs are made that require a permit
 - Exception – Work on the exterior of a residence
 - Exception - Not needed near the water heater as required before
- Fire Sprinkler Systems – R313 – Delete this Section
- Deck Construction
 - ❖ Ledger attachment, lateral load connection, deck post and footing requirements

Egress Window Requirements for remodel Project

- 2015 IRC – R310.6
 - ❖ Alterations or repairs of existing basements
 - An emergency escape and rescue opening is not required where existing basements undergo alterations or repairs.
 - Exception
 - New sleeping rooms created in an existing basement shall be provided with emergency escape and rescue openings.
- City of Hays Current Enforcement
 - ❖ When remodel work is down to bare studs, an egress window is required
 - ❖ When the majority of the basement is remodeled the bedrooms are required to have an egress window installed

He asked for discussion of what would be the trigger that an egress window should be required to be constructed in a basement. The new code is more relaxed; an egress window would not be required in the bedroom where a basement is being gutted and putting a bedroom back in same location. Jesse Rohr explained that they would like to see at a minimum, one egress window in the home if the basement will be gutted and remodeled. Ideally, they would like to see an egress window installed in each bedroom. He explained that there has been a lot of voluntary installs.

Mark Brackney stated that a remodeled basement would be like new and the egress windows should be installed especially from a safety perspective. Neil Younger pointed out that a window is cheap versus a threat of loss of life. He thought it was important on the point of safety for children and the firemen.

Jesse Rohr stated that city staff would craft an amendment for language of the threshold when an egress window should be installed when there is a remodel of a basement or a basement finish. The board implied to continue with the past practice.

2014 NEC Changes

- GFCI Changes
 - ❖ Any Garage Receptacles – 1 per vehicle bay on the wall
 - ❖ Within 6 foot of any water source
 - Includes – Dishwasher and Garbage Disposal
 - Refrigerator receptacle within 6 ft & has to be accessible
- AFCI Changes
 - ❖ All circuits except the garage, bathrooms and exterior (kitchens, family rooms, dining rooms, living rooms or similar rooms)
- Tamper resistant devices
 - ❖ Required for all receptacles below 5 ½ foot above finished floor
- Intersystem Bonding

- ❖ Provide termination at the disconnect enclosure on all new installations
- ❖ Dwelling Unit Sinks - Any Receptacle within 6 feet of a water source is required to be GFCI including Garbage Disposal, Refrigerator

Adam Sabatka asked what the current code stated for ARC fault. Curtis Deines answered that under the current code an ARC Fault was needed only in the bedrooms.

Curtis Deines explained that in regard to Insulation and Window Fenestration Requirements (N1102), there will be no changes from what the Trades Board recommended at the last meeting as listed below. There will not be an adoption of the energy code from either IBC or IRC. They are setting a minimum standard of insulation requirements to start a benchmark so there is an expectation.

- Climate Zone - 5
- Fenestration U-Factor - .32
- Skylight U-Factor - .55
- Glazed Fenestration SHGC - NR
- Ceiling R-Value - 38
- Wood Frame Wall R-Value - R-13
- Mass Wall R-Value - 13
- Floor R-Value - 30
- Basement Wall R-Value - 10 if finished
- Slab R-Value & Depth - 0
- Crawl space wall R-Value – 10/13

He explained that the recommendation is scheduled to go before the City Commission work session in March with proposed action at a later meeting. The recommended effective date was for July 1, 2017 to allow time for suppliers and contractors to be informed. There would be a transition period.

He explained that they like to be proactive in the education.

A contractor asked what rooms were required to have an AFCI under the current code. Curtis Deines answered that the bedrooms were required to have an AFCI. This will be a big change. Jesse Rohr stated that most of the commercial projects are already being designed to the 2015 codes. No changes to fire and building code.

It was moved by Neal Younger with a second by Mark Brackney to recommend to the City Commission to adopt the 2015 International building Codes and the 2014 National Electrical Code with the written amendments provided.

Vote: AYES:

Neal Younger
Robert Meier
Mark Brackney
Adam Sabatka
Chris Teeter

Dan Stecklein, contractor, asked for clarification of the motion. Jesse Rohr explained the recommended code updates.

5. OTHER: None.

There were some questions from the board and audience (contractors).

Mobile Home Water Heaters

Adam Sabtka referenced last meeting to ask if it is being enforced that the only type of water heater for a mobile home is made specifically for a mobile home. Curtis Deines answered that it is being enforced.

HVAC Replacements

Adam Sabtka asked about the furnace replacement inspection associated with the once ARC fault circuits. Bob Meier asked if the inspectors were okay with the combination ground fault /ARC Fault circuit breaker. Curtis Deines explained that they would provide a list of inspections for a guide. They are asking the contractors to contact them if there are issues that arise of something that is not working.

Plumbing for Duplex/4 plex

Neal Younger, board member, and spokesman for Midwest Energy, asked that the plumbing be installed separately on a duplex/4-plex and not piped through the walls of the dwellings for safety and fire fighters. He pointed out a couple of duplexes that were under construction; one that the pipes were separated and the other that was piped through the walls. Pat Toth, Inspector, stated that the project he worked, the plumbing lines were installed separately to each unit as was preferred by Midwest Energy.

Curtis Deines noted this would be an infrastructure change.

Jesse Rohr explained about a structure under construction. By building code there are two duplexes within one structure with area separation walls that cannot be penetrated. It makes a difference if it is an area separation wall or a tenant separation wall.

Curtis Deines answered that is something to talk about with Midwest Energy so they meet requirements for the side of safety including working together on the blue (electrical) and green (gas) card inspection before service can be provided.

Adam Sabtka asked if a duplex, multi-family is like the commercial guidelines since they are not to pipe through multiple dwellings throughout the building. He would be curious

to know how that works on the commercial side of it. Curtis Deines explained that they would look at that specifically.

Adam Sabtka pointed out that if a pressure test was approved, they would know there would not be any leakage.

Plan is to start looking at code update review for the plumbing and mechanical codes. Discussion will happen on whether to continue with Uniform codes or International codes.

6. ADJOURNMENT: Neal Younger moved, Adam Sabatka seconded the motion to adjourn the meeting at 6:14 p.m.

Vote: AYES:

Neal Younger
Robert Meier
Mark Brackney
Adam Sabatka
Chris Teeter

Submitted by: Linda K. Bixenman, Administrative Assistant
Planning, Inspection and Enforcement

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City of Hays
Planning Inspection Enforcement

Planning Commission Action Report

AGENDA ITEM: UDC Regulation Review of Accessory Structure Height

TYPE OF REVIEW: UDC Regulation Review

PRESENTED BY: Curtis W. Deines, P.I.E. Superintendent

PREPARED DATE: June 14, 2018

AGENDA DATE: June 18, 2018

SUMMARY AND RECOMMENDED ACTION:

Upon implementation of the new Unified Development Code (UDC), staff has recognized that the height restrictions on accessory structures can be difficult to enforce due to how it's written. The intent of this recommendation is to accomplish the same outcome of regulating height of accessory structure but do it in a simpler and more user-friendly way. Staff recommends modifying the regulation by removing the verbiage pertaining to the number of stories within an accessory structure.

CURRENT UDC REGULATION – Sec. 10.2.101 (C) (3)

Accessory Structure Height Requirements.

Height.

- a. *Single Story. The maximum height to the peak of the roof shall not exceed 18 feet, excluding a cupola.*
- b. *Two-Story. The maximum height to the peak of the roof shall not exceed the height of the principal dwelling or 24 feet maximum, whichever is greater.*

POINTS TO CONSIDER:

- Prior to the UDC changes, accessory structures could be built to the max height within the zoning district of the primary structure. During the UDC review period it was determined that accessory structure height needed to be regulated. The specific comment made during the review was not allowing accessory structures to be taller than the principle structure. Now that the UDC has been in place for more than 2 years, staff recognized that this regulation is more complicated for homeowners and difficult for code enforcement staff to enforce.

- Specifically regulating the number of stories complicates how the accessory building can be built. If the intent of regulating height is the concern, the number of stories should not be in the regulation.
- There is not an option for the single story to be as tall as the house, only 18 ft. If the house is taller than 18 ft., is there justification why the building could not be as tall as the house?
- Many homeowners want to have a taller garage for bigger things and in many cases requiring a 2nd story can be an unnecessary expense.
- Since 2012 there have been 205 detached structures built averaging about 29 per year. The average size is 686 sq. ft. Average dimension is 24 x 28.

OPTIONS:

1. Change section Sec. 10.2.101 (C) (3) read as follows:
 - a. "Maximum height measured from the finished floor to the peak of the roof shall not exceed 18 ft. or height of the principle dwelling, whichever is taller."
 - *This option will allow those with shorter houses to construct a garage of average height without being too tall and not stick out of the neighborhood.*
 - *This option will help with differences within different neighborhoods and style of houses built and allow consistency with each neighborhood.*
2. Change section Sec. 10.2.101 (C) (3) read as follows:
 - a. "Maximum height of 24 ft. measured from the finished floor to the peak of the roof".
 - *This would allow any residential area to have tall accessory structures up to 24 ft. max regardless of height of the principle structure. Barn style garages would fit into this category that have been popular in the past.*
3. Other Options
4. No Change

RECOMMENDATION:

Staff recommends a change to the UDC per option 1 listed above and recommendation of approval to the City Commission.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 71 OF THE CITY
OF HAYS, KANSAS, MUNICIPAL CODE, BEING AN
AMENDMENT TO THE UNIFIED DEVELOPMENT CODE,
CHAPTER 10, ARTICLE 10.2, DIVISION 10.2.100, SEC.
10.2.101 (C) (3) AND SEC. 10.2.103 (B) (1), REGARDING
HEIGHT REGULATIONS OF FENCES AND ACCESSORY
STRUCTURES**

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF HAYS, KANSAS:

Section 1. Chapter 10 of the City of Hays Unified Development Code, Section 10.2.101 (C) (3) is hereby amended as follows:

CHAPTER 71 MUNICIPAL CODE

CHAPTER 10 UNIFIED DEVELOPMENT CODE

ARTICLE 10.2 SUPPLEMENTAL STANDARDS

DIVISION 10.2.100 SUPPLEMENTAL STANDARDS FOR ALL USES

A. Sec. 10.2.101 (C) (3) Accessory Buildings and Structures – Residential Uses is amended to the following:

3. Height.

- a. Maximum height measured from the finished floor to the peak of the roof shall not exceed 18 ft. or height of the principle dwelling, whichever is greater.

B. Sec. 10.2.103 (B) (1) Fences and Walls – Height is amended to the following:

B. Height

- a. Front Yard. The maximum height of a fence or wall within a required front yard setback shall be 42 inches at the front property line. The fence may taper from the front building setback line to the front property line at an angle required to meet the 42 inch height requirement.
- b. Interior Side, Street Side, and Rear Yard. The maximum height for any fence or wall within a required interior side, street side or rear yard shall be six feet.

Section 2. Chapter 10 of the City of Hays Unified Development Code, Sections 10.2.101 (C) (3) and 10.2.103 (B) (1) are hereby repealed.

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Past Issued Permits

Direct link to the permits that show the inspection results.

The plan is to have license renewals available online for this next cycle.

Code Update Topics

2014 NEC – Topics of Interest

New Arc Fault requirements – Contractors have been forced to wire several areas differently than they had in the past. Multiwire circuits are rarely used. Panels are loaded with AFCI, GFCI, and Dual Function breakers. The furnace and the 240 volt circuits are typically the only circuits with a standard circuit breaker.

Extended GFCI requirements – Exceptions for the requirement for GFCI protection for fridges, sump pumps and other single appliances have been removed. Probably the code change with the most complaints.

Changes in Electrical Services - The 83% rule still causes some confusion (when does this rule apply), the requirement for (2) ground rods and the use of the intersystem bonding terminal are the major issues with our Electrical Service changes.

2015 IRC and IBC – Topics of Interest

There were major changes in the building codes, particularly the International Residential Code. These include;

Protection of floor systems (IRC) – Contractors are adjusting to the requirement of installing protection to the underside of floors. Some have switched to nominal 2x10 or 2x12, but the majority still use I-joist and cover with $\frac{1}{2}$ " drywall. Other options for protection are available.

Maximum laterally unbraced stud height limit of 10 feet (IRC)— This hasn't been an issue on houses yet, but is more of an issue for detached garages. 10' max for 2x4 studs, no exceptions. 2x6 studs do have a very limited exception, but most likely will have to be engineered over 10' stud height.

Installation of Smoke/Co Detectors in most additions/alterations (IRC)— This is a major change for contractors and Hays residents. This code will always be a tough one to enforce, especially when the work is being performed on an area of the house that doesn't require a smoke detector. (addition to the attached garage for example)

Decks – The 2006 IRC didn't have anything on Decks. The 2015 IRC includes multiple requirements. These include regulations on attachment of ledgers, post attachment, footing sizes and joist and header spans. I'm attempting to go over this with contractors/owners prior to work commencing.