

**INSPECTIONS**

Dear Contractors,

I wanted to update everyone on what is happening in the Building Inspection Department. We have recently adopted the 2018 codes and I wanted to send a letter out to our contractors concerning the new code adoption. When I was hired on, it was a goal of ours to adopt the new codes in order to be more consistent with surrounding communities as well as the State of Kansas. In the early months, my job was to research the new 2018 codes and come up with the significant changes compared to our current 2006 code. At that time, I compiled a PowerPoint presentation and we called a joint meeting between our Building Board of Examiners & Appeals and our BOCTEA (Board of Construction, Trades, Examiners and Appeals) Board to discuss the possibility of updating to the new codes.

Our Building Board and BOCTEA Board met on October 25, 2019 and I gave a presentation over the significant changes which I felt were pertinent to our area. At that time, the decision was made to meet again on January 10, 2020. This time was given to allow Board members time to review the new codes and come back with thoughts and/or recommendations on how to proceed. Both boards voted on January 10, 2020 to recommend the adoption of the proposed codes to the Great Bend City Council. The City Council then met on March 2, 2020 and voted to adopt the new codes. To be quite honest, there are not many changes that will affect construction in our community. The biggest changes that we will see are from the 2018 International Residential Code and the 2017 National Electric Code. I will highlight these changes from my PowerPoint to bring everyone up to speed. Therefore, the new codes that have been adopted are:

- **2018 International Building Code**
- **2018 International Residential Code**
- **2018 International Fire Code**
- **2018 International Existing Building Code**
- **2018 Uniform Plumbing Code**
- **2018 Uniform Mechanical Code**
- **2017 National Electrical Code**

From the 2018 International Residential Code Section R302.13:

*R302.13 – Fire protection of floors. Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a ½” gypsum wallboard membrane, 5/8” wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.*

*Exceptions:*

- 1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.*
- 2. Floor assemblies located directly over a crawl space not intended for storage or for the installation of fuel-fired or electric-powered heating appliances.*
- 3. Portions of floor assemblies shall be permitted to be unprotected where complying with the following:*
  - a. 3.1. The aggregate area of the unprotected portions does not exceed 80 square feet per story.*



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applicants have received the issued permit they may begin work on their project. Please note that payment for simple permits does not mean that the permit has been issued and work may begin.

Finally, we are changing the format of our licensing and permit applications in the hopes of making them more user friendly. We have added a separate roofing permit and some applications are requiring different information to be provided. Please make sure to carefully review the applications when you are completing them to make sure that the necessary information is being provided. You will start seeing these applications in the coming weeks.

All of this information will be included at our license renewal time in May as well. If you have any questions in the meantime, please let us know by emailing me at [lburns@greatbendks.net](mailto:lburns@greatbendks.net) or by calling (620)793-4106. Thank you and stay safe out there!

  
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Logan Burns  
Building Official