CITY COUNCIL WORK SESSION
Wednesday, June 24, 2026
at 6:00 p.m.

CITY HALL
6090 Woodson Street

Meeting In Person and Virtually via Zoom

This meeting will be held in person at the time and date shown above. This meeting will also be available virtually via Zoom (https://zoom.us/join). Information will be posted, prior to the meeting, on how to join at https://www.missionks.org/calendar.aspx.

If you require any accommodations (i.e. qualified interpreter, large print, reader, hearing assistance) in order to attend this meeting, please notify the Administrative Office at 913-676-8350 no later than 24 hours prior to the beginning of the meeting.

AGENDA

1. Review of comments from the stakeholder workshop on the 2024 ICC Building Codes – Brian Scott/Kortney Capello

City of Mission	Item Number:	1.
DISCUSSION ITEM SUMMARY	Date:	June 24, 2026
Community Development	From:	Brian Scott

Discussion items allow the committee the opportunity to freely discuss the issue at hand.

RE: Review of Comments from 2024 ICC Building Codes Stakeholder Workshop

DETAILS: Staff presented the proposed 2024 ICC Building Codes to the City Council at a work session on April 29, 2026 for initial review and feedback. At the work session, Staff reviewed the key amendments proposed for each of the codes to be adopted. These amendments included:

The International Building Code (for commercial and multi-family buildings)

- Contractors are required to have a Johnson County Contractor's License.
- Work hours are established from 7 am to 6 pm, Monday through Friday, 8 am to 6 pm, Saturdays, and no work on Sundays.
- The initial permit fee is to be double for work that is begun without a permit.
- No building permit is to be issued for a project disturbing the land until a storm water prevention plan has been submitted.
- Enhanced physical security requirements for dwelling units to prevent unlawful entry.

The International Residential Code (for single-family, bi-family, and townhomes)

- Construction of new single-family homes under 2,500 square feet may be allowed to follow the unamended 2018 IRC (Energy Rating Index of 62).
- New construction or remodels will be required to have a heat detector in the garage that is hardwired and interconnected with the dwelling unit's smoke alarm system.
- Standards for construction of residential driveways including the use of pervious paving systems.
- Prohibit drainage from gutters, sump pumps, and drains less than ten (10) feet from the property line.
- Amend the maximum Energy Rating Index in the 2024 IRC from 53 to 60.

The International Energy Conservation Code (for both commercial and residential structures)

- The Building Official may require special inspections and tests such as air barrier inspection, insulation and thermal envelope inspection, air tightness and duct sealing testing.
- Amend the maximum Energy Rating Index in the 2024 IECC from 53 to 60.

In addition to the proposed amendments to the 2024 IECC, staff is also proposing adoption of the following appendices:

Related Statute/City Ordinance:	Chapter 500 of the Mission Municipal Code
Line Item Code/Description:	N/A
Available Budget:	N/A

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- Appendix CB and RB - Solar Ready provisions for commercial and residential buildings
- Appendix CG and RE - Electrical Vehicle Charging Infrastructure for commercial and residential buildings
- Appendix RK – Electrical Ready Residential Building Provisions

Following the April work session, Staff further refined the adopting ordinances for each code and developed a webpage where the information was available to the public.

Staff also conducted a virtual Stakeholders Workshop on Wednesday, June 17, 2026 to get feedback on the proposed amendments to the 2024 ICC building codes. Email invitations were sent to various contractors, builders, and developers that have done recent projects in Mission, as well as representatives from Climate Action KC, Green Building Council of Kansas City, Kansas Gas, Johnson County Home Builders Association, Mission City Council, and members of Mission's boards and commissions. In addition to staff, Council and Board and Commission members, there were 10 others in attendance representing a broad spectrum of all of the groups mentioned above.

Summary of Feedback on Proposed Amendments to the 2024 ICC Building Codes

Tracee Rhodes - with Kansas Gas Service expressed concern that the building codes, as written, will discriminate against gas providers and be in violation of the K.S.A. 66-1288 – Kansas' Energy Choice Act. KS Gas Service offered several proposed amendments to specific sections of the code that they feel would allow it to be more balanced for all energy providers and users. These include providing credits for the use of high efficiency gas furnaces in Climate Zone 4 (the Kansas City region), which the code currently does not.

Ms. Rhodes also expressed opposition to the adoption of the appendices in the 2024 IECC. They hold the position that solar ready and EV infrastructure add to the construction cost of new homes and buildings but are seldom used. She stated that the addition of electrical infrastructure to a new home to meet the requirements of the appendices could be as much as $800, and maybe more if the power to the home has to be upgraded.

It should be noted that Overland Park has adopted some of the amendments to the 2024 IRC that have been proposed by Kansas Gas. Staff is currently researching those and will be prepared to address the June 24, 2026 work session.

Related Statute/City Ordinance:	Chapter 500 of the Mission Municipal Code
Line Item Code/Description:	N/A
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Alexa Root – Chair of the Mission Sustainability Commission and sustainability consultant, refuted some of the claims made by Kansas Gas and expressed support for the proposed amendments and adoption of the appendices.

Josh Thede – representing himself as a Mission resident, also expressed support for the proposed amendments and adoption of the appendices.

Emily Randel – Representative of Climate Action KC, likewise, expressed support for the proposed amendments and adoption of the appendices.

Scott Koenigsdorf – Home builder in Northeast Johnson County, and developer of two multi-family projects in Mission, questioned the proposed Energy Rating Index of 60 in the 2024 IECC. He stated that he builds homes to high energy conservation standards with higher rated insulation values, caulking, sealed ducts, etc. and the ERI score will still come back above 60. He believes that the proposed rating of 60 may be too rigid.

Aaron Wingert – Mission resident and member of the Mission Planning Commission also provided feedback on the proposed amendments to the codes and the adoption of the appendices. Aaron is a former building official for Mission Hills and currently works for a large construction company in the Kansas City area.

Aaron asked whether new home construction under 2,500 sq. ft., that would be following the 2018 residential code, could be impacted by conflicts between the 2018 IRC and the other 2024 codes such the energy conservation code, mechanical, plumbing, etc.

Regarding the amendment for working hours, Aaron asked if an exception can be made to allow Sunday work for those homeowners that are doing their own work after hours due to work schedules.

Aaron commented that while he is supportive of sustainability measures and energy conservation efforts, he is concerned that the new building codes will impose a new set of standards on contractors in the Kansas City area. He is also concerned that the requirements of the code, and the appendices, will increase the cost of new home construction, which is challenging in a time when affordable housing is so important.

The stakeholder workshop was recorded and can be viewed in its entirety on the webpage that has been created for this project.

Related Statute/City Ordinance:	Chapter 500 of the Mission Municipal Code
Line Item Code/Description:	N/A
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Information from the National Association of Home Builders indicates that the national average cost for builders to comply with the 2024 Energy Code, unamended and with no appendices is approximately $3,100 to $5,700 (National Association of Homebuilders, The Cost of Compliance with Recent Model Energy Codes: 2021 IECC & 2024 IECC).

The U.S. Department of Energy has determined that the 2024 Energy Code will result in a 6.8% reduction of energy usage and 6.6% savings in energy costs (Dept. of Energy Determination Regarding Energy Efficiency Improvements in the 2024 IECC).

The ordinances adopting the proposed 2024 ICC Building Codes are included in the work session packet. There have been no changes since the April 29, 2026 work session.

Additional materials provided by various stakeholders are linked for additional reference.

1. Kansas Gas Comments on the 2024 IRC Recommendations
2. Kansas Gas Comments on the 2024 IECC Recommendations
3. Kansas City Home Builder's Association Suggested Amendments to the 2024 IRC
4. National Home Builder's Assoc. IECC Added Construction Costs
5. 2024 IECC Cost Analysis for Single-Family Homes
6. Energy Codes – Saving People Money Since 1975
7. Energy Codes are Life-Safety Codes
8. 2024 IECC Offers More Savings and Lower Energy Costs per Studies
9. The 2024 Energy Code Offers More Flexibility for Builders
10. Building Performance Best Practices – KC Region - MEC
11. CFD2 Comments on Proposed Amendments to the 2024 Fire Code

Related Statute/City Ordinance:	Chapter 500 of the Mission Municipal Code
Line Item Code/Description:	N/A
Available Budget:	N/A

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Next Steps

We will review this information and discuss further at the June 24, 2026 work session and move toward adoption of the 2024 Building Codes in July with an implementation date of October 1, 2026.

Related Statute/City Ordinance:	Chapter 500 of the Mission Municipal Code
Line Item Code/Description:	N/A
Available Budget:	N/A

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE 2024 INTERNATIONAL BUILDING CODE BY AMENDING THE EXISTING CHAPTER 500, ARTICLE II OF THE MISSION MUNICIPAL CODE, ENTITLED INTERNATIONAL BUILDING CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, KANSAS:

SECTION 1. That the Mission Municipal Code is hereby amended by repealing the previously existing Chapter 500 Article II and providing in lieu thereof the following:

Chapter 500 Model or Standard Code Adoptions
Article II International Building Code

Section 500.030 **Adoption.**

a) There is hereby adopted the 2024 Edition of the International Building Code to include Appendices E, F, G, H, I, J, and K, as published by the International Code Council, for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in the City of Mission, and providing for the issuance of permits and collection of fees thereof; save and except such parts or portions hereinafter specifically omitted, amended or added. At least one (1) copy of the International Building Code, 2024 Edition, shall be kept on file in the office of the City Clerk and marked as "Official Copy as incorporated by Ordinance XXXX" with all sections or portions thereof intended to be omitted, amended, or added clearly marked as such and attached a copy of the adoption ordinance; available for inspection by the public at all reasonable hours.

b) Wherever the word "jurisdiction" is used in the International Building Code, adopted hereby, said term shall mean the City of Mission, Kansas.

Section 500.031 **Violation.**
Any person violating any provision of such code shall be punished as provided in Section 100.100 of the Mission City Code.

Section 500.032 **Definitions**
The term *"approved certified sprinkler system"* shall mean one that has been designed by an engineer who is licensed in the State of Kansas and installed by a contractor licensed to do so by the Johnson County Contractor Licensing Program and approved by the Building Official.

Section 500.033 **Omissions**
The following provisions of the International Building Code, as adopted, shall be omitted and not applicable under this code unless amended:

a) Section 101.4.7 Existing Buildings
b) Section 103.2 Appointment
c) Section 113 Board of Appeals

Section 500.034 **Amendments and Additions**
a) Amend Section 101.1 of the IBC to read as follows:

> *101.1 Title* – These regulations and the definitions, omissions, amendments, and additions contained in Section 500.032 through Section 500.034 of the Mission Municipal Code shall be known as the Building Code of the City of Mission, Kansas, hereinafter referred to as the "International Building Code (IBC)," or the "Building Code," or "this code."

b) Amend Section 101.4.3 of the IBC to read as follows:

> *101.4.3 Plumbing* - The provisions of the International Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the Johnson County, Kansas, Sanitary Code, as adopted by the City of Mission (Ordinance 1652) shall apply to private sewage disposal systems.

c) Amend the IBC by adding a new Section 101.4.7 to read as follows:

> *101.4.7 Existing Building* - The provisions of the International Building Code, International Fire Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Residential Code, International Energy Conservation Code and NFPA 70 (NEC) shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings. Alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less complying with the provisions of this code than the existing building or structure was prior to the alteration.
>
> Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or owner's designated agent shall be responsible for the maintenance of the buildings and structures. To determine compliance with this subsection, the Building Official shall have the authority to require a building or structure to be re-inspected. The requirements of this section shall not provide the basis for removal or abrogation of the fire protection and safety systems and devices in existing structures.
>
> The provisions of this code related to the construction, repair, alteration, restoration and movement of structures, and changes of occupancy shall not be mandatory for historic buildings where such buildings are determined by the Building Official to not constitute a distinct life safety hazard.

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No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancies. Subject to the approval of the Building Official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for the purpose in other groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use. A certificate of occupancy shall be issued where it has been determined that the requirements for the new occupancy classification have been met.

d) Amend the IBC by adding new Sections 101.4.8 through 101.4.10 to read as follows:

101.4.8 Electrical. The provisions of the NFPA 70 National Electrical Code, 2017 Edition, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.9 Swimming Pools. The provisions of the 2024 International Swimming Pool and Spa Code shall apply to the installation, alteration, repairs, and replacement of swimming pools, including equipment, appliances, fixtures, fittings, and appurtenances.

101.4.10 Accessible and Useable Building Standards. The provision of ANSI A117.1 Accessible and Useable Building Standards shall apply to all matters governing the design, construction, addition, alteration, or repairs of building for accessibility.

e**)** Amend Section 103.1 of the IBC to read as follows:

103.1 Creation of Enforcement Agency. The executive official in charge of the Building Safety Division of the City of Mission shall be the designated enforcement officer of this code and is herein referred to as the "Building Official." The terms "Code Official," "authority having jurisdiction," and "Building Safety Division" shall be used synonymously and the function of the agency shall be the implementation, administration, and enforcement of the provisions of this code."

f) Amend the IBC by adding a Section 105.1.3 to read as follows:

105.1.3 County License Required. All persons undertaking work which requires a permit as provided in Section 105, or seeking to obtain that permit from the City, are required to have a currently valid Johnson County Contractor's License issued by Johnson County, Kansas in accordance with the applicable provisions of the Johnson County Contractor's Licensing Program and the applicable Contractor Licensing Regulations.

Exception: The owner of a single-family dwelling unit shall be allowed to secure a permit to construct, alter, or repair said home, provided the following conditions are met:

1. The homeowner currently occupies the dwelling or will occupy the dwelling once the construction has been completed.
2. The homeowner undertakes the work themselves.

3. The homeowner presents a signed affidavit attesting to items 1 and 2 above.

g) Amend Section 105.3 of the IBC by adding item 8 to read as follows:

105.3 Application for Permit.

8. Name and address of the general contractor and all sub-contractors and evidence that each has a valid Johnson County Contractor's License and applicable state license as may be required for the work.

h) Amend the IBC by adding a new Section 105.3.1.1 to read as follows:

105.3.1.1 Denial of Permits - The Building Official is authorized to deny a permit to any applicant not meeting the provisions of this code on any open permits or who has an outstanding failure to appear in court with respect to any violation of the Mission Municipal Code. The Building Official is further authorized to take any necessary administrative enforcement action including, without limitation, stopping construction operations on any incomplete permits and denying issuance of any additional permit to applicants with outstanding expired permits.

i) Amend the IBC by adding a new Section 105.3.3 to read as follows:

105.3.3 Portable Water Supply Confirmation. A permit shall not be issued until evidence is presented to the Building Official certifying the availability of satisfactory potable water. Applicants within areas under the jurisdiction of a duly constituted water district shall submit a connection permit or notice of intent to supply water service from the water district.

Exceptions: On structures other than one- and two-family dwellings, the Building Official may issue a building permit prior to receiving confirmation of availability if all the following conditions are met:

1. Documentation acceptable to the building official is provided showing the status of the application to the water district.
2. The applicant acknowledges in writing an understanding that prior to any form of temporary or final occupancy permit being issued by the City, a permit issued by the water district must be submitted to the City.

j) Amend the IBC by adding a new Section 105.3.4 to read as follows:

105.3.4 Fire Protection Water Supply Confirmation. A permit for construction shall not be issued until evidence is presented to the Building Official verifying the availability of satisfactory hydrant locations. Applicants for areas under the jurisdiction of a duly constituted water district shall submit a statement from the district verifying that the proposed fire protection system conforms to the requirements of Section 507 and Appendices B and C of the 2024 International Fire Code.

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k) Amend the IBC by adding a new Section 105.3.5 to read as follows:

105.3.5. Connection to Public Sewer. No building permit for any structure or building to be located within a legally created sewer district in the City in which sanitary sewage will, or may, originate shall be issued until the applicant, or the applicant's agent, has previously applied for and received from the sewer district an outside sanitary sewer construction and connection permit as required by the rules and regulations of the Johnson County Wastewater District.

Exceptions:

1. The building is not located within a legally established sewer district.
2. Sewers are not available as determined by the sewer district.
3. On structures other than one- and two-family dwellings, the Building Official may issue a building permit prior to receiving confirmation of availability if all the following conditions are met:

A. Documentation acceptable to the Building Official is provided showing the status of the application to the water district.
B. The applicant acknowledges in writing an understanding that prior to any form of temporary or final occupancy permit being issued by the City, a permit issued by the water district must be submitted to the City.

l) Amend the IBC by adding a new Section 105.3.5.1 to read as follows:

105.3.5.1 Private Sewage Disposal Facilities: Where a public sewer is not available, a private sewage disposal system designed and constructed in accordance with the Johnson County Environmental Sanitary Code 2025 Edition (and amendments thereto) that has been properly permitted or licensed thereunder by the Johnson County Department of Health and Environment (JCDHE), shall be acceptable and City consents to and grants JCDHE jurisdiction to enforce the Johnson County Environmental Sanitary Code (Ordinance 1625) within the City's corporate boundaries. The private sewage disposal system permit or license from JCDHE must be obtained prior to the construction of the system and prior to the City's issuance of a building permit for the primary structure, and a copy of the JCDHE permit or license and approved plans must be submitted to the City.

m) Amend the IBC by adding a new Section 105.3.6 to read as follows:

105.3.6 Stormwater Pollution Prevention Plan: No building permit for any structure or building involving the disturbance of the land shall be issued until the applicant has provided a stormwater pollution prevention plan showing site grading before and after construction, erosion control measures, and other requirements as outlined in Chapter 500, Article XVII – Erosion and Sediment Control Regulation – of Mission Municipal Code.

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n) Amend the IBC by adding a new Section 105.3.7

105.3.7 Moving Buildings or Structures - A permit for a foundation, or a new single-family or a remodel permit shall be secured prior to the issuance of a permit to move a building or structure. The foundation shall be constructed prior to the building or structure being moved. All applications for permits to move buildings or structures shall include the following information:

1. The dimensions of the building or structure as to length, width, and height at its highest point when loaded for moving.
2. A letter verifying that all utilities have been disconnected, i.e. gas, electric, water, sewer. Verbal or electronic communication from the utility company is acceptable in lieu of a letter.
3. A letter or electronic communication from any utility company having overhead lines along the proposed route indicating that they have approved the route.
4. Letters from the Police Department and the Public Works Department approving the date, time and route of the move.
5. A letter indicating the day and hour when the move is to start; the length of time required for the move; and the number and type of escort vehicles.
6. A map showing the route of the move.
7. A copy of the State highway move permit, if applicable.
8. Copies of written notices to the owners of adjacent lots along the route who may be affected by utility disconnects. The letter will give the date and time of the move.
9. Written permission from the private property owner to trim any trees on private property necessary to provide clearance for the move along the proposed route.
10. Written permission to trim trees in the public right-of-way is necessary to provide clearance for the move along the proposed route.
11. Sewer permit from Johnson County Wastewater District.
12. Letter from the appropriate water district certifying the availability of the water supply.
13. Verification from the water district of a satisfactory fire hydrant location.
14. Verification that the building or structure meets current adopted codes and standards.
15. A plot plan showing the property or lot where the building or structure is to be moved. A legal description of the property shall be included.

o) Amend Section 105.5 of the IBC to read as follows:

105.5 Expiration - Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void if:

1) The building or work authorized by such permit is not commenced within 180 days from the date of such permit; or
2) The building or work authorized by such permit has not progressed to the point of the next required inspection within 90 days of either the issuance of the permit, or from the date of the last inspection.

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Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that the untimely progress has not exceeded one year. In order to renew action on a permit that has expired for a period exceeding one year, the permittee shall pay a new full permit fee.

The Building Official is authorized to grant, in writing, one or more extensions of time. The extension shall be requested in writing and justifiable cause demonstrated.

p) Amend Section 105.7 of the IBC to read as follows:

105.7 Placement of Permit. The building permit shall be displayed in a conspicuous location on the site of the work until the completion of the project.

q) Amend Section 105.8 of the IBC to read as follows:

105.8 Notices, Orders and Work Hours - The Building Official shall issue necessary notices or orders to ensure compliance with this code. Construction work on residential, commercial and industrial projects involving earth-moving equipment, trucking, concrete work, exterior carpentry and masonry, exterior plumbing, exterior painting, exterior electrical work shall be permitted during the following hours only:

Monday through Friday - 7:00 A.M. to 6:00 P.M.
Saturday - 8:00 A.M. to 6:00 P.M.
Sunday - All Work Prohibited

Exceptions:

1) Repair and remodeling work performed by the owner or occupant of one- and two-family residential buildings.
2) Repair work performed on an emergency basis.
3) An extended construction work hours permit approved by the Community Development Department.

Penalty:
Violation of the provisions of this Article shall be punishable by a fine not to exceed five hundred dollars ($500.00) per violation and/or revocation of the building permit.

r) Amend the IBC by adding a new Section 105.9 to read as follows:

105.9 Responsibility - The permit applicant of record shall complete, and be responsible for, all work for which the building permit was issued, in full compliance with applicable laws and ordinances. The permit applicant of record shall complete, and be responsible for, all sidewalks, drive approaches, grading, erosion control, installation of landscaping, and culvert drains in the right-of-way abutting the property described by the building permit. The construction of sidewalks, drive approaches and other public improvements shall

comply with all technical specifications adopted by the City and as directed by the Public Works Director or his/her/their representative.

s) Amend Section 109.2 of the IBC to read as follows:

109.2 Schedule of Permit Fees - On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority. The fee for each building permit shall be as set forth by resolution of the City Council. When permit fees are required, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.1, an additional plan review fee may be charged. Applications shall be considered inactive and/or abandoned thereby becoming null and void by expiration of the following:

1) The building or work authorized by such permit is not commenced within 180 days from the date of such permit, or
2) The building or work authorized by such permit has not progressed to the point of the next required inspection within 90 days of either the issuance of the permit, or from the date of the last inspection.

Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that the untimely progress has not exceeded one year. In order to renew action on a permit that has expired for a period exceeding one year, the permittee shall pay a new full permit fee. The Building Official is authorized to grant, in writing, one (1) extension of time, for a period not to exceed 180 days. The extension shall be requested in writing and justifiable cause demonstrated.

t) Amend Section 109.4 of the IBC to read as follows:

109.4 Work Commencing Before Permit Issuance -Work commencing before permit issuance. Any person or company that commences any work on a building, structure electrical, gas, plumbing or mechanical system before obtaining the necessary permits shall be subject to a fee double the original permit fee as established by the City of Mission.

u) Amend Section 109.6 of the IBC to read as follows:

109.6 Refunds - The Building Official is authorized to refund a permit fee which was erroneously paid or collected. The Building Official may authorize refunding not more than eighty percent (80%) of the permit fee paid when no work has been done under the permit issued. The Building Official may authorize refunding of not more than eighty percent (80%) of the plan review paid when no plan review work has been performed. The Building Official shall not authorize refunding of any fee paid except on written application

filed by the original permittee, and no later than one-hundred eighty (180) days after the date of the initial fee payment.

v) Amend Section 111.3 of the IBC to read as follows:

111.3 Temporary Certificates of Occupancy - The Building Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The Building Official shall set a time period during which the temporary certificate of occupancy is valid. A 60-day temporary certificate may be issued for interior items and a 90-day temporary certificate may be issued for exterior items upon request from the owner or contractor, subject to the approval of the Building Official. Additional time may be granted by the Building Official upon written request and for a fee of $100.00. Contemporaneously with the issuance of a Temporary Certificate of Occupancy, the Building Official shall provide a list of deficiencies, if any, that require correction to any building or portion thereof. The failure of the permit holder to correct the deficiencies, to the satisfaction of the Building Official, prior to the expiration of the Temporary Certificate of Occupancy, shall be an unlawful act.

w**)** Amend Section 113 of the IBC to read as follows:

Section 113 Board of Appeals - The Board of Appeals shall mean the Board of Code Review as established in Chapter 500, Article XIII of the Mission Municipal Code and shall hear and decide appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretation of this code.

x) Amend Section 114.3 of the IBC to read as follows:

114.3 Prosecution of Violation - Any person failing to comply with a notice of violation or order shall be deemed guilty of an unlawful act. If the notice of violation is not complied with, the Building Official may request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

y) Amend Section 114.4 of the IBC to read as follows:

114.4 Violation Penalties - Violation of any provision of this code shall be an unlawful act. Each separate day or any portion thereof, during which any violation of this code occurs or continues, shall also be deemed to constitute a separate offense, and shall be punishable as provided in Municipal Code Section 100.100.

z) Amend Section 115 of the IBC by as follows:

115.5 Stop Work Orders - No building permit or permits will be issued to any person engaged in doing or causing such work to be done by such persons in the City of Mission

until any and all stop work orders or any other restrictions have been cancelled or have been lifted by the Building Official.

aa) Amend Section 305.2 of the IBC to read as follows:

305.2 Group E, Day Care Facilities - This group includes buildings and structures and portions thereof occupied by more than five (5) children older than 2 ½ years of age who receive educational, supervision, or personal care services for fewer than 24 hours per day.

Exception:
Daycare that is an accessory use for the dwelling unit principal residents, when conducted in compliance with applicable state and local regulations, shall comply with applicable requirements of the International Residential Code.

ab) Amend the IBC by omitting Section 305.2.3 Five or Fewer Children in a Dwelling Unit in its entirety.

ac) Amend the IBC by omitting Section 310.4.1 Care Facilities within a Dwelling in its entirety.

ad) Amend Section 903.3.1.2.1 of the IBC as follows:

Section 903.3.1.2.1 Balconies and decks - Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios of dwelling units and sleeping units. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch to 6 inches below the structural members and a maximum distance of 14 inches below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

ae) Amend Section 904.3.5 of the IBC as follows:

Section 904.3.5 Monitoring - Where a building fire alarm system is installed, automatic fire-extinguishing systems, to include kitchen hood suppression systems, shall be monitored by the building fire alarm system in accordance with NFPA 72.

af) Amend Section 906.1 of the IBC as follows:

Section 906.1 - Where required. Portable fire extinguishers shall be installed in all of the following locations:
1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies;
2. In all new and existing laundry rooms.

ag) Amend Section 912.4 of the IBC as follows:

912.4 Access. Immediate access to fire department connections shall be no less than 3 feet in width, maintained at all times and without obstruction by fences, bushes, trees,

walls or any other fixed or movable object. Access to fire department connections shall be approved by the fire code official.

ah) Amend the IBC by adding a new Section 1010.6 Physical Security to read as follows:

1010.6 Physical security.

1010.6.1 Purpose. The purpose of this section is to establish minimum standards that incorporate physical security to make dwelling units resistant to unlawful entry.

1010.6.1.1 Scope. The provisions of this section shall apply to all new structures and to additions made to existing buildings.

1010.6.2 Doors. Except for vehicular access doors, all exterior doors of residential buildings and attached garages, including the doors leading from the garage area or interior corridor into the building or dwelling unit, shall comply with Sections 1010.6.2.1 through 1010.6.2.5 for the type of door installed. When approved by the code official and after consultation with the City's Community Policing Unit, doors into individual dwelling units, that are inside of buildings with access controlled exterior doors meeting the requirements of Sections 1010.6.2 through 1010.6.4 and meeting the lighting requirements in Section 1010.6.6, are exempt from the requirements of Section 1010.6.

1010.6.2.1 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 (1 ¾) inches at any point. Doors with panel inserts shall be solid wood. The panels shall be a minimum of 1 inch thick. The tapered portion of the panel that inserts into the groove of the door shall be a minimum of one-quarter (¼) inch thick. The groove shall be a dado groove or applied molding construction. The groove shall be a minimum of one-half (½) inch in depth.

1010.6.2.2 Steel Doors. Where installed, exterior steel doors shall be a minimum thickness of 24 gauge.

1010.6.2.3 Fiberglass Doors. Fiberglass doors shall have a minimum skin thickness of one-sixteenth (1/16) inch and have reinforcement material at the location of the deadbolt.

1010.6.2.4 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 1 inch into the head and threshold of the doorframe.

1010.6.2.5 Sliding Doors. Where installed, exterior sliding doors shall comply with all of the following requirements:

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.

1010.6.2.6 Glass Doors and Associated Frame Assemblies. Glass doors and glass storefront assemblies shall be constructed using laminated glass extending up to a minimum of 48 inches above the exterior finished grade. The minimum grade of laminate shall be 0.60 PVB interlayer (refer to ASTM E1996).

1010.6.3 Door Frames. The exterior door frames shall be installed prior to a final inspection. Door frames shall comply with Sections 1010.6.3.1 through 1010.6.3.3 for the type of assembly installed.

1010.6.3.1 Wood Frames. Wood door frames shall comply with all of the following requirements:

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 Grade 40.

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

1010.6.3.2 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.

1010.6.3.3 Door Jambs. 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.

1010.6.4 Door Hardware. Exterior door hardware shall comply with Sections 1010.6.4.1 through 1010.6.4.6.

1010.6.4.1 Hinges. Hinges for exterior swinging doors shall comply with the following:

1. At least 2 screws, 3 inches in length, penetrating at least 1 inch into the 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.

1010.6.4.2 Strike Plates. Exterior door strike plates shall be a minimum of 18 gauge metal with 4 offset screw holes. Strike plates shall be attached to wood with not less than 3 inch screws, which shall have a minimum of 1 inch penetration into the nearest stud. For side lighted units, refer to Section 1010.6.4.6.

1010.6.4.3 Escutcheon Plates. All exterior doors shall have escutcheon plates or wrap-around door channels installed around the lock protecting the door's edge.

Exceptions:

1. Single seam steel doors.
2. Glass doors.

1010.6.4.4 Locks. Exterior doors shall be provided with a locking device complying with all of the following: Single Cylinder Deadbolt shall have a minimum projection of one inch. The deadbolt shall penetrate at least three-fourths (¾) inch into the strike receiving the projected bolt. The cylinder shall have a twist- resistant, tapered hardened steel cylinder guard. The cylinder shall have a minimum of 5 pin tumblers, shall be connected to the inner portion of the lock by solid metal connecting screws at least one-fourth (¼) inch in diameter and two and one-fourth (2 ¼) inches in length. Bolt assembly (bolt housing) unit shall be of single piece construction. All deadbolts shall meet ANSI grade 2 specifications or BHMA Security Grade "B".

1010.6.4.5 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 160 degrees, through windows, or through view ports.

1010.6.4.6 Side Lighted Entry Doors. Side light door units shall have framing of double stud construction or equivalent construction complying with Sections 1010.6.3.1, 1010.6.3.2 and 1010.6.3.3. 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 1010.6.3.1 and 1010.6.3.2. Double stud construction or construction of equivalent strength shall exist between the glazing unit of the side light and wall structure of the dwelling.

1010.6.5 Street Numbers. Street numbers shall comply with Section 505 of the International Fire Code.

1010.6.6 Exterior Lighting. Exterior lighting shall comply with Sections 1010.6.6.1 through 1010.6.6.2.

1010.6.6.1 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 800 lumens of lighting, installed so that the light source is not readily accessible.

1010.6.6.2 Rear Exterior Lighting. Buildings with windows or doors less than 8 feet above a walking surface on the rear side of the house shall be equipped with a minimum of one light outlet having 1600 lumens lighting and shall be of the flood light type. Those fixtures placed less than 8 feet above a walking surface shall be fixtures manufactured such that the light source is not readily accessible.

1010.6.7 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 alternative 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.

ai) Amend Section 1015.2 of the IBC as follows:

Section 1015.2 Where required. Provide the additional text: Guards are required at retaining walls over 30 inches above grade when walking surfaces are within 10 feet of the high side of the retaining wall.

aj**)** Amend Section 1202.1 of the IBC to read as follows:

1202.1 General. - Buildings shall be provided with natural ventilation in accordance with Section 1203.5, or mechanical ventilation in accordance with the International Mechanical Code.

ak) Amend Section 1612.3 of the IBC to read as follows:

1612.3 Establishment of Flood Hazard Areas - To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for Johnson County, Kansas and Incorporated Areas", dated July 17, 1997, as amended or revised with the accompanying current Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this Section.

al) Amend the IBC by adding Section 1705.5.4 to read as follows:

*1705.5.4 Weather Resistive Barriers and Flashing. S*pecial inspections of weather resistive barriers shall be performed. Special inspections of at least 25% of each type of flashing installed shall be performed.

am) Amend Section 2901.1 of the IBC to read as follows:

2901.1 Scope - The provisions of the International Plumbing Code shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems. Toilet and bathing rooms shall be constructed in accordance with Section 1209 of the International Building Code.

an) Amend the IBC by adding Section 3001.7 to read as follows:

3001.7 State Elevator Compliance – All elevators shall comply with permitting and all other requirements outlined by the Office of the Kansas State Fire Marshall.

ao) Amend Section 3307 of the IBC to read as follows:

3307 Protection of Adjoining Property - Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection shall be provided for footings, foundations, party walls, chimneys, skylights, and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected.

Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation. A copy of the notice shall be delivered to the Building Official prior to the commencing of excavation. All construction sites shall be maintained in a good, clean, and safe condition, including, but not limited to, the following minimum requirements:

1. The construction site shall be enclosed in its entirety with a fence not less than six feet above grade to prevent entry of unauthorized persons. Fencing shall be secured in such a manner so as to resist wind pressure.
2. Construction materials shall be stored, maintained and secured so as to prevent safety risk or danger. Accumulated construction debris shall be hauled away and disposed of at an approved landfill. Dumpsters shall be emptied or removed when full and may be used only for construction debris. Construction materials shall not be stored in a public right-of-way.
3. All mud, dirt, or debris deposited on any street, crosswalk, sidewalk, or other public property as a result of excavation, construction, or demolition shall be immediately broom cleaned to the extent possible and disposed of in an acceptable manner.
4. It shall be unlawful to intentionally place, deposit, or otherwise dispose of construction debris in any public or private sewer.
5. Airborne particles shall be controlled at the property at all times during work by means of a water truck and/or spraying equipment, or other water sources capable of spraying and thoroughly saturating all portions of the structure and surrounding property affected by the work. Spraying shall be undertaken at all times necessary to thoroughly control the creation and migration of airborne particles, including, without limitation, dust, from the subject property.
6. No person shall operate or cause to be operated any radio, media player, telecommunications device or other such object at such a volume, or in any other manner that would cause a nuisance or disturbance to any person.
7. Every contractor shall be responsible for all actions of their employees, agents, and subcontractors under this Subsection, and shall be responsible for all violations of the provisions of this Subsection committed by such employees, agents, or subcontractors.

SECTION 2. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this Ordinance or the code adopted thereby are, for any reason, held to be unconstitutional, unenforceable, or otherwise void, such decision shall not affect the validity of the remaining portions of this Ordinance and code herby adopted.

SECTION 4. Nothing in this Ordinance shall be construed to affect any notice of violation, suit or proceeding impending in any court or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby replead as set forth in this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 5. That this ordinance shall be in full force and effect sixty (60) days from and after its passage and publication in the official City Newspaper.

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PASSED AND APPROVED BY THE GOVERNING BODY of the City of Mission, Kansas, this_____ day of _____, 2026.

APPROVED BY THE MAYOR of the City of Mission, Kansas, this_____ day of_____, 2026.

_____
Solana P. Flora, Mayor

ATTEST:

_____
Robyn Fulks, City Clerk

APPROVED AS TO FORM:

_____
David K. Martin, City Attorney
Payne & Jones, Chartered
11000 King Street
Overland Park, KS 66210

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ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE 2024 INTERNATIONAL RESIDENTIAL CODE BY AMENDING EXISTING CHAPTER 500, ARTICLE III OF THE MISSION MUNICIPAL CODE, ENTITLED INTERNATIONAL RESIDENTIAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, KANSAS:

SECTION 1. That the Mission Municipal Code is hereby amended by repealing the previously existing Chapter 500 Article III and providing in lieu thereof the following:

Chapter 500 Model or Standard Code Adoptions
Article III International Residential Code

Section 500-040 **Adoption**.

a) There is hereby adopted the 2024 Edition of the International Residential Code to include Appendices BA, BC, BF, BG, BO, CF, NB, and NE, as published by the International Code Council, for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in the City of Mission, and providing for the issuance of permits and collection of fees thereof; save and except such parts or portions hereinafter specifically omitted, added or changed. At least one (1) copy of the International Residential Code, 2024 Edition, shall be kept on file in the office of the City Clerk and marked as "Official Copy as incorporated by Ordinance XXXX" with all sections or portions thereof intended to be omitted, amended, or added clearly marked as such and attached a copy of the adoption ordinance; available for inspection by the public at all reasonable hours.

b) Wherever the word "jurisdiction" is used in the International Building Code, adopted hereby, said term shall mean the City of Mission, Kansas.

Section 500-041 **Violation.**

Any person in violation of any provision of such code shall be punished as provided in Section 100.100 of the Mission City Code.

Section 500-042 **Definitions.**

For the purposes of the International Residential Code, 2018 Edition, as adopted, the following words and phrases shall have the following meanings:

a) The term *"approved certified sprinkler system"* shall mean one that has been designed by an engineer who is licensed in the State of Kansas and installed by a contractor licensed to do so by the Kansas State Fire Marshal and approved by the Building Code Official.

Section 500.043 **Omissions.**

The following provisions of the International Residential Code, as adopted, shall be omitted and not applicable under this code unless amended:

a) Section R112 Board of Appeals.
b) Section R303.4 Mechanical Ventilation

c) Section R309.2 Fire Sprinklers.
d) Section R402.1 Wood Foundations
e) Section R502.6.2 Joist Framing

Section 500-044 **Amendments and Additions.**
The following amendments shall be made:

a) Amend Section R101.1 of the IRC to read as follows:

R101.1 Title. These regulations and the definitions, omissions, amendments, and additions contained in Section 500.042 through Section 500.044 of the Mission Municipal Code shall be known as the Residential Building Code of the City of Mission, Kansas, hereinafter referred to as the "International Residential Code (IRC)," or the "Residential Code," or "this code."

b) Amend Section R101.2 of the IRC to read as follows:

R101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhomes not more than three stories above grade plane in height.

Exceptions:
1. New construction of any single-family dwelling that is a) less than 2,500 square feet of total livable floor area, or gross floor area minus garages and basements, in size and b) constructed on a single parcel or lot with its own legal description may follow the provisions of the unamended 2018 Edition of the International Residential Code as published by the International Code Council.
2. The following shall be permitted to be constructed in accordance with this code where provided with an automatic fire sprinkler system complying with Section 2904.
    a. Live/work units located in townhouses and complying with the requirements of Section 508.5 of the International Building Code.
    b. Owner Occupied lodging houses with five or fewer guestrooms.
    c. A care facility with five or fewer persons receiving custodial care within a dwelling unit
    d. A care facility with five or fewer persons receiving medical care within a dwelling unit
    e. A day care facility for five or fewer persons of any age receiving care within a dwelling unit.

c) Amend the IRC by omitting Sections R103 through R113 and adding a new Section R103 to read as follows:

R103.1 Administrative Provisions. The administrative provisions of the 2024 Edition of the International Building Code, Chapter 1 as amended in the Mission Municipal Code

(Ordinance XXXX), along with Sections R101 and R102 of the IRC shall govern all matters within the scope of this code.

d) Amend Section R105.5 of the IRC to read as follows:

Section R105.5 Expiration. Every permit issued shall be invalid unless the work authorized by such permit commences within 180 days after its issuance or after commencement of work if more than 90 days has passed between inspections.

Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that the untimely progress has not exceeded one year.

In order to renew action on a permit that has expired for a period exceeding one year, the permittee shall pay a new full permit fee.

The Building Code Official is authorized to grant, in writing, one (1) extension of time, for a period not to exceed 180 days. The extension shall be requested in writing and justifiable cause demonstrated.

e) Amend Section R113.4 of the IRC to read as follows:

Section R113.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

Each separate day or any portion thereof, during which any violation of this code occurs or continues, shall also be deemed to constitute a separate offense, and shall be punishable as provided in Municipal Code Section 100.100.

f) Amend the IRC by adding Section R115.1 to read as follows:

R115.1 Temporary toilet facilities. Toilet facilities shall be provided within 500 feet (measured from the property line adjacent to the street for platted subdivisions along the public way) for all new single-family dwellings starting from the time of the first footing inspection until facilities are available in the dwelling. If the facilities are not located on the job site, the location of the required facilities shall be posted on the job site or other certification provided to the Building Code Official to verify the availability of toilet facilities. The facilities on the site shall be removed prior to issuance of a Temporary Certificate of Occupancy.

g) Amend the IRC by adding Section R115.2 to read as follows:

R115.2 New single-family dwellings construction site maintenance. All construction sites shall be maintained in a good, clean, and safe condition, including, but not limited to, the following minimum requirements:

1. Construction materials shall be stored, maintained and secured so as to prevent safety risk or danger. Accumulated construction debris shall be hauled away and disposed of at an approved landfill. Dumpsters shall be emptied or removed when full and may be used only for construction debris. Construction materials shall not be stored in a public right-of-way.
2. All mud, dirt, or debris deposited on any street, crosswalk, sidewalk, or other public property as a result of excavation, construction, or demolition shall be immediately broom cleaned to the extent possible and disposed of in an acceptable manner.
3. It shall be unlawful to intentionally place, deposit, or otherwise dispose of construction debris in any public or private sewer.
4. Airborne particles shall be controlled on the property at all times during work by means of a water truck and/or spraying equipment, or other water sources capable of spraying and thoroughly saturating all portions of the structure and surrounding property affected by the work. Spraying shall be undertaken at all times necessary to thoroughly control the creation and migration of airborne particles, including, without limitation, dust, from the subject property.
5. No person shall operate or cause to be operated any radio, media player, telecommunications device or other such object at such a volume or in any other manner that would cause a nuisance or disturbance to any person.
6. Every contractor shall be responsible for all actions of their employees, agents, and subcontractors under this Subsection, and shall be responsible for all violations of the provisions of this Subsection committed by such employees, agents, or subcontractors.

h) Amend the IRC by adding Section 115.3 to read as follows:

104.3 Notices, Orders and Work Hours - The Building Official shall issue necessary notices or orders to ensure compliance with this code. Construction work on residential, commercial and industrial projects involving earth-moving equipment, trucking, concrete work, exterior carpentry and masonry, exterior plumbing, exterior painting, exterior electrical work shall be permitted during the following hours only:

Monday through Friday - 7:00 A.M. to 6:00 P.M.
Saturday - 8:00 A.M. to 6:00 P.M.
Sunday - All Work Prohibited

Exceptions:

1) Repair and remodeling work performed by the owner or occupant of one- and two-family residential buildings.
2) Repair work performed on an emergency basis.

3) An extended construction work hours permit approved by the Community Development Department.

Penalty:
Violation of the provisions of this Article shall be punishable by a fine not to exceed five hundred dollars ($500.00) per violation and/or revocation of the building permit.

i) Amend Table R301.2 (1) of the IRC to read as follows:

Table R301.2 (1); The following values shall be inserted into the table:
Ground snow load (psf): 20;
Wind design speed (mph):115;
Topographical effects: No;
Windborne debris zone: No;
Special wind region: No;
Seismic Design Category: A;
Weathering: Severe;
Frost Line Depth: 36 inches;
Termite: Moderate to Heavy;
Winter Design Temp: 6 degrees F;
Ice Barrier required – Yes;
Air freezing Index – 1000;
Mean Annual Temp: 54.7 degrees F.
Flood Hazard: Current FIRM

j) Amend the IRC by adding a new Section R317.8 to read as follows:

R317.8 Residential driveways. Residential concrete and asphalt driveway slabs shall be a minimum of 4-inches thick. The driveway shall have a constant slope so as to avoid ponding of water. The slope shall be away from the house or building or drain by means approved by the City. Permeable paving systems consisting of structural materials (e.g., concrete slabs, paving blocks or grids or turf blocks), and which may be filled with pervious materials such as vegetated soil, gravel or sand, may be considered by the City as an acceptable parking area surface.

k) Amend the IRC by adding a new Section R310.8 to read as follows:

R310.8 Heat Detectors. Any integral or attached garage to the principal dwelling shall be provided with a single heat detector. Heat detectors shall be hard wired and interconnected with the household smoke alarm system, such that the activation of the heat detector will activate all the audible alarms of the required household smoke alarm system. The heat detector is not required to incorporate audible alarm notification nor is any audible notification device required in the garage. The heat detector shall be listed for the ambient environment and installed per the manufacturer's installation instructions.

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Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.
2. Installation, alteration or repairs of plumbing, mechanical or electrical systems are exempt from the requirements of this section.

l) Amend the IRC by adding a new Section R333.1 to read in its entirety as follows:

R333.1 Purpose. The purpose of this Section is to establish minimum standards that incorporate physical security to make dwelling units resistant to unlawful entry.

R333.1.1 Scope. The provisions of this Section shall apply to all new structures and to additions made to existing buildings.

R333.2 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.

R333.2.1 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.

R333.2.2 Steel doors. Where installed, exterior steel doors shall be a minimum thickness of 24 gauge.

R333.2.3 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.

R333.2.4 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.

R333.2.5 Sliding doors. Where installed, exterior sliding doors shall comply with all of the following requirements:

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. 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.

R333.3 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.

R333.3.1 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.

R333.3.2 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.

R333.3.3 Door jambs. Door jambs shall be installed with solid backing in a manner so as 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.

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.

R333.4 Door hardware. Exterior door hardware shall comply with Sections 333.4.1 through 333.4.6.

R333.4.1 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.

R333.4.2 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 wraparound door channels installed around the lock protecting the door’s edge.

R333.4.4 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 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.

R333.4.5 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.

R333.4.6 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.

R333.5 Street numbers. Street numbers shall comply with Section 505 of the International Fire Code.

R333.6 Exterior lighting. Exterior lighting shall comply with Sections 333.6.1 through 333.6.2.

R333.6.1 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.

R333.6.2 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.

R333.7 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.

m) Amend Section 401.3 of the IRC to read as follows:

R401.3 Drainage. Surface drainage from lots shall be diverted to a storm sewer conveyance or other point of collection as approved by the Public Works Director. The surface drainage shall not create a hazard or nuisance onto adjacent properties, sidewalks, driveways or streets.

Lots shall be graded to drain water away from foundation walls. The grade shall fall a minimum of six (6) inches within the first ten (10) feet.

Where lot lines, walls, slopes, or other physical barriers prohibit six (6) inches of fall within ten (10) feet, drains or swales shall be constructed to ensure drainage away from the structure. The grade shall not alter any existing drainage course or re-route excessive surface drainage onto adjacent properties.

Grade changes over 3% will require a grading plan to be submitted to the City with the application for a building permit. A building permit will not be issued until such plan has been reviewed and approved.

n) Amend the IRC by adding a new Section 401.3.1 to read as follows:

Section 401.3.1 Prohibited drainage. Storm water systems, to include connections of sump pumps, foundation drains, yard drains, gutters, downspouts and any other stormwater conveyance or system are prohibited from connecting to the sanitary sewer system.

Storm water systems shall not be installed so as to cause a nuisance onto adjacent properties or to alter any existing drainage course. Storm water systems as described herein shall not discharge within ten (10) feet of any adjoining property line. It shall be prima facie evidence of a violation of this section if a storm water system does discharge within ten (10) feet of an adjoining property line and if that property is experiencing flooding, silt or other storm water damages from the general area where such drain exists.

o) Amend the IRC by adding a new Section R401.4.3 to read as follows:

R401.4.3 Soils report required. Foundation designs for new dwellings using the standards referenced in Subsection R404.1.2 shall submit a report from a registered design professional specifying the properties of the soil based on Table 405.1 prior the inspection of footings, if deemed necessary by the Building Code Official.

p) Amend the IRC by adding a new Section R401.4.4 to read as follows:

R401.4.4 Johnson County Residential Foundation Guideline. Foundation designs for one- and two-family dwellings may use the approved standard design provided in the Johnson County Residential Foundation Guidelines in lieu of the prescriptive requirements of the 2018 International Residential Code as approved by the Building Code Official.

q) Amend Section 402.1 of the IRC to read as follows:

R402.1 Wood Foundations. Wood foundation systems are not allowed. All other references in this code to wood foundation systems are null and void.

r) Amend the IRC by adding a new Section R403.1.1.1 to read as follows:

R403.1.1.1 Continuous footing reinforcement. Continuous footings for basement foundation walls shall have minimum reinforcement consisting of not less than two No. 4 bars, uniformly spaced, located a minimum 3 inches (3") clear from the bottom of the footing.

s) Amend the IRC by adding a new Section R403.1.1.2 to read as follows:

R403.1.1.2 Column pads. Column pads shall be a minimum of 24 inches by 24 inches and 8 inches deep (24" x 24" x 8"). Reinforcement shall consist of a minimum of three No. 4 bars each way, uniformly spaced.

t) Amend the IRC by adding a new Section R404.1.1 to read as follows:

R404.1.1 Design required. A design in accordance with accepted engineering practice shall be provided for concrete or masonry foundation walls when any of the conditions listed below exist:

1) Walls are subject to hydrostatic pressure from ground water.
2) Walls supporting more than 48 inches (48") of unbalanced backfill that do not have permanent lateral support at the top and bottom.
3) Sites containing CH, MH, OL, or OH soils as identified in Table R404.4.1(2).
4) Foundation walls ten feet (10 ft.) or greater in height, measured from the top of the wall to the footing.
5) Lots identified on the subdivision grading plan as having more than six feet (6ft.) of fill or having a finished slope steeper than 4 horizontal to 1 vertical before grading.
6) Footings and foundations with existing fill soils below the footing level.
7) Sloping lots steeper than 4 to 1 before grading.
8) Lots where some footings will bear on soil and others will bear on a different soil type, including rock.
9) Areas where problems have historically occurred.
10) Stepped footing and foundation walls.
11) Concrete floor slabs supported on more than twenty-four inches (24 in.) of clean sand or gravel fill or eight inches (8 in.) of earth fill.

u) Amend Section R405.1 of the IRC to read as follows:

R405.1 Concrete or Masonry Foundations. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located

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below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or material shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least one foot (1ft) beyond the outside edge of the footing and six inches (6") above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Perforated drains shall be surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on a minimum of two inches (2in) of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than six inches (6") of the same material.

Exceptions:

1. A drainage system is not required when the foundation is installed on well drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group I Soils, as detailed in Table R401.4.1.
2. A filter membrane is not required where perforated drains are covered with a minimum of eighteen inches (18in) of washed gravel or crushed rock.
3. For gravel or crushed stone drains a filter membrane is not required when the gravel or crushed stone extends at least eighteen inches (18") above the top of the footing.

v) Amend the IRC by adding a new Section R506.3 to read as follows:

R506.2.5 Basement floor slab isolation. Basement floor slabs shall be isolated from column pads, interior columns and interior bearing walls to facilitate differential movement. Interior columns and bearing walls shall be supported on a separate interior footing, not on top of the floor slab. Non-bearing walls supported on basement floor slabs shall be provided with a minimum one-inch (1") expansion joint to facilitate differential movement between the floor slab and the floor framing above. Two layers of fifteen (15) pound asphalt- impregnated felt will be considered adequate to act as a bond-breaker between the basement floor slab, columns, column footings and interior bearing walls.

w) Amend Section N1101.13 (R401.2) of the IRC to read as follows:

N1101.13 (R401.2) Application. Residential buildings shall comply with Section N1101.13.3 (R401.2.3)

x) Amend Section N1101.13 (R401.2.3) of the IRC to read as follows:

N1101.13.3 (R401.2.3) Energy Rating Index Option. The Energy Rating Index (ERI) option requires compliance with Section N1106.

Structures validated by an energy rater accredited by the Residential Energy Services Network (RESNET) to meet a HERS rating score of 60 or less shall be deemed to meet this code. A preliminary HERS Certificate with 'Draft' watermark or a copy of a

REM/rate compliance report with 'Draft' watermark must be submitted with building permit plans. The 'Draft' HERS certificate or report shall identify the project address and include the HERS raters name and contact information.

The HERS rater is required to perform a blower door test, duct blaster test, pre-drywall inspection and final inspection as part of the standard HERS Index rating process. The final HERS Index score must be posted on the Certificate required by Section N1101.14 (R401.3). The final HERS certificate which indicates the dwelling unit achieved a compliant HERS score must be submitted to the City before issuance of the Certificate of Occupancy. The final HERS Certificate shall identify the project address and include the HERS raters name and contact information.

y) Amend the IRC by adding a new Table N1106.5 (R406.5) to read as follows:

N1106.5 (R406.5) Maximum Energy Rating Index

Climate Zone	**Energy Rating Index**
4	60

Where on-site renewable energy is included for compliance using the ERI analysis of Section N1106.5, the building shall meet the mandatory requirements of Section N1106.2 (R406.2) and the building thermal envelope shall be greater than or equal to the levels of efficiency and SHGC in Table N1102.1.3

z) Amend Section G2414.4.3 of the IRC to read as follows:

G2414.4.3 Copper or copper-alloy tubing. Copper tubing shall comply with Standard Type K or L of ASTM B88 or ASTM B280. Copper and brass tubing shall not be utilized to distribute natural gas, nor shall it be utilized to distribute any other fuel gas within a building or structure.

aa) Amend Section G2417.4.1 of the IRC to read as follows:

G2417.4.1 Test pressure. The test pressure to be used shall not be less than one and one half (1-½) times the proposed maximum working pressure, but in no case less than 10 psig regardless of design pressure. For welded piping and for piping carrying gas at pressure in excess of 14 inches water column, the test pressure shall not be less than 60 psig.

ab) Amend Section P2603.5 of the IRC to read as follows:

P2603.5 Freezing. Water, soil, or waste pipe shall not be installed outside of a building, in exterior walls, in attics or crawl spaces, or in any other place subject to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 42 inches in depth below grade.

ac) Amend Section P2503.2 of the IRC to read as follows:

P2503.2 Concealment. A plumbing or drainage system, or part thereof, shall not be covered, concealed or put into use until it has been inspected and approved by the Building Official, or his/her authorized representative. A plumbing or drainage system, or part thereof, shall not be covered, concealed or put into use until it has been tested by the permittee, or his/her designated representative. The Building Official may require that any test of the plumbing or drainage system be witnessed by the Building Official or his/her designated representative.

ad) Amend Section P2603.5.1 of the IRC to read as follows:

P2603.5.1 Sewer depth. Building sewers shall not be less than 36 inches below grade.

ae) Amend Section P2604.5 of the IRC to read as follows:

P2604.5 Inspection. Excavations required for the installation of the building sewer system shall be open trench work and shall be kept open until the piping has been inspected and approved to cover.

af) Amend Section P2902.5.3 of the IRC to read as follows:

P2902.5.3 Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an approved device. Backflow devices within structures shall be installed between 12 inches and 48 inches above the floor and shall be accessible.

ag) Amend Section P2902.6.2 of the IRC to read as follows:

P2902.6.2 Protection of backflow preventers. Backflow preventers shall not be located in areas subject to freezing except where they can be removed by means of unions, or are protected by heat, insulation or both.

Exception: In-ground backflow preventers installed for lawn irrigation systems.

ah) Amend Section P3005.4.2 of the IRC to read as follows:

P3005.4.2 Building sewer size. The minimum size of a building sewer serving a dwelling unit shall be 4 inches.

ai) Amend Section P3008.1 of the IRC to read as follows:

P3008.1 Where required. All sewer connections require a backwater valve which shall be provided with access.

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aj) Amend Section P3114.3of the IRC to read as follows:

P3114.3 Where permitted. Individual vents, branch vents, circuit vents, and stack vents shall be permitted to terminate with a connection to an air admittance valve only when approved by the Building Official.

ak) Amend the IRC by adding Section P3303.2 to read as follows:

P3303.2 Sump pump. Whenever a sump pit is installed, a sump pump and piping for discharge must also be provided. The sump pump discharge must be day-lighted and shall not be discharged into the public sewer system or onto adjacent properties.

al) Amend Section E3601.6.2 of the IRC to read as follows:

E3601.6.2 Service disconnect location. The service disconnecting means shall be installed at a readily accessible location either outside of a building or inside nearest the point of entrance of the service conductors. When service conductors are more than 10 feet in length from the point of entry to the service panel, a separate means of disconnect shall be installed at the service cable entrance to the building or structure. Service disconnecting means shall not be installed in bathrooms. Each occupant shall have access to the disconnect servicing the dwelling unit in which they reside,

am) Amend Section E3902.2 of the IRC to read as follows:

E3902.2 Garage, Unfinished Basements and Accessory Building Receptacles. All 125-volt, single phase, 15 or 20 ampere receptacles installed in garages and grade level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit-interrupter protection for personnel.

Exceptions:
1. A dedicated single receptacle for a garage door opener.
2. A dedicated single receptacle on a dedicated circuit that is specifically identified for cord and plug connected use of an appliance such as a refrigerator or freezer.
3. A dedicated single receptacle for a sump pump.
4. A dedicated receptacle supplying a permanently installed fire alarm or security alarm system.

SECTION 2. All other ordinances or parts of ordinance in conflict herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this Ordinance or the code adopted thereby are, for any reason, held to be unconstitutional, unenforceable, or otherwise void, such decision shall not affect the validity of the remaining portion of this Ordinance and code hereby adopted.

SECTION 4. Nothing in this Ordinance shall be construed to affect any violations, suit or proceedings impending in any court or any rights acquired, or liability incurred, or any cause or

cause of action acquired or existing, under any act or ordinance hereby replead as set forth in this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 5. That this ordinance shall be in full force and effect sixty (60) days from and after its passage and publication in the official City Newspaper.

PASSED AND APPROVED BY THE GOVERNING BODY of the City of Mission, Kansas, this _____ st day of _____, 2026.

APPROVED BY THE MAYOR of the City of Mission, Kansas, this _____st day of _____, 2026.

_____
Solana Flora, Mayor

ATTEST:

_____
Robyn Fulks, City Clerk

APPROVED AS TO FORM:

_____
David K. Martin, City Attorney
Payne & Jones, Chartered
11000 King Street
Overland Park, KS 66210

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ORIDNANCE NO. _____

AN ORDINANCE ADOPTING THE 2024 INTERNATIONAL FUEL GAS CODE BY AMENDING EXISTING CHAPTER 500, ARTICLE IV OF THE MISSION MUNICIPAL CODE, ENTITLED INTERNATIONAL FUEL GAS CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, KANSAS:

SECTION 1. That the Mission Municipal Code is hereby amended by repealing the previously existing Chapter 500 Article IV and providing in lieu thereof the following:

Chapter 500 Model or Standard Code Adoptions
Article IV International Fuel Gas Code

Section 500.050 **Adoption**

a) There is hereby adopted the 2024 Edition of the International Fuel Gas Code to include Appendices A, B, and C, as published by the International Code Council, for the purpose of prescribing regulations governing conditions for the erection, construction, enlargement, alteration, repair and maintenance of water heaters, fuel gas piping and heating systems in the City of Mission, and providing for the issuance of permits and collection of fees thereof; save and except such portions hereinafter specifically omitted, amended, or added. At least one (1) copy of the International Fuel Gas Code, 2024 Edition, shall be kept on file in the office of the City Clerk and marked as "Official Copy as incorporated by Ordinance XXXX" with all sections or portions thereof intended to be omitted, amended, or added clearly marked as such and attached a copy of the adoption ordinance; available for inspection by the public at all reasonable hours.

b) Wherever the word "jurisdiction" is used in the International Fuel Gas Code, adopted hereby, said term shall mean the City of Mission, Kansas.

Section 500.051 **Violation**
Any person violating any provision of such code shall be punished as provided in Section 100.100 of the Mission City Code.

Section 500.052 **Reserved**

Section 500.053 **Omissions**
The following provisions shall be deleted:
a) *Section 109: Means of Appeal.*

Section 500.054 **Reserved**

Section 500.055 **Amendments and Additions**
a) Amend Section 101.1 of the IFGC to read as follows:

Section 101.1 Title: These regulations and the omissions, amendments, and additions contained in Section 500.053 through Section 500.055 of the Mission Municipal Code shall be known as the Fuel Gas Code of the City Mission, Kansas, hereinafter referred to as the “International Fuel Gas Code (IFGC),” or the “Fuel Gas Code," or “this code.”

b) Amend Section 103.1 of the IFGC to read as follows:

103.1 Creation of Agency. The Building Safety Division of the City of Mission is hereby created and the official in charge shall be known as the Building Official. The function of this division shall be the implementation, administration, and enforcement of the provisions of this code.

c) Amend Section 106.4.3 of the IFGC to read as follows:

106.4.3 Expiration: "Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void if:

1. The building or work authorized by such permit is not commenced within 180 days from the date of such permit, or
2. The building or work authorized by such permit has not progressed to the point of the next required inspection within 90 days of either the issuance of the permit, or from the date of the last inspection.

d) Amend Section 108.2 of the IFGC, to read as follows:

Section 108.2 Schedule of permit fees. The fees for work requiring a permit shall be paid as adopted by resolution of the Governing Bondy of the City of Mission.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged.

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding 180 days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

e) Amend Section 113.4 of the IFGC to read as follows:

113.4 Violation penalties. It shall be unlawful for any person, firm or corporation to violate a provision of the code or who shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair fuel gas work in violation of the approved construction documents or directive of the Building Official, or of a permit or

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certificate issued under the provisions of this code. Violation of any provision of this code shall be unlawful, punishable upon conviction as provided by law.

Each separate day or any portion thereof, during which any violation of this code occurs or continues, shall also be deemed to constitute a separate offense, and shall be punishable as provided in Municipal Code Section 100.100.

f) Amend Section 108.5 of the IFGC to read as follows:

108.5 Stop work orders. Upon notice from the Building Official, work on any plumbing or gas system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work.

The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Building Official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as the person is directed to perform to remove a violation or unsafe conditions, shall be subject to penalties as prescribed by law.

g) Amend Section 301.16 of the IFGC to read as follows:

301.16 Protection from physical damage. Where meters supplying fuel gas are located adjacent to parking spaces or vehicular driveways, they shall be protected from damage per Section 312 of the International Fire Code.

SECTION 2. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. If any section subsection, sentence, clause, or phrase of the Ordinance or code adopted thereby are, for any reason, held to be unconstitutional, unenforceable, or otherwise void, such decision shall not affect the validity of the remaining portions of this Ordinance and code hereby adopted.

SECTION 4. Nothing in this Ordinance shall be construed to affect any notice of violations, suit or proceeding impending in any court or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby replead as set forth in this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 5. That this ordinance shall be in full force and effect sixty (60) days from and after its passage and publication in the official City Newspaper.

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PASSED AND APPROVED BY THE GOVERNING BODY of the City of Mission, Kansas, this _____ st day of _____, 2026.

APPROVED BY THE MAYOR of the City of Mission, Kansas, this _____ st day of _____, 2026.

_____
Solana P. Flora, Mayor

ATTEST:

_____ _____
Robyn Fulks, City Clerk

APPROVED AS TO FORM:

_____
David K. Martin, City Attorney
Payne & Jones, Chartered
11000 King Street
Overland Park, KS 66210

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ORDINANCE NO . _____

AN ORDINANCE ADOPTING THE 2024 INTERNATIONAL PLUMBING CODE BY AMENDING EXISTING CHAPTER 500, ARTICLE V OF THE MISSION MUNICIPAL CODE, ENTITLED INTERNATIONAL PLUMBING CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, KANSAS:

SECTION 1. That the Mission Municipal Code is hereby amended by repealing the previously existing Chapter 500 Article V and providing in lieu thereof the following:

Chapter 500 Model or Standard Code Adoptions
Article V International Plumbing Code

Section 500.060 **Adoption.**

a) There is hereby adopted the 2024 Edition of the International Plumbing Code to include Appendices B, C, D, and E, as published by the International Code Council, for regulating the erection, construction, enlargement, alteration, repair, and maintenance of all plumbing systems in the City of Mission, and providing for the issuance of permits and collection of fees thereof; save and except such portions as are hereinafter specifically omitted, amended, or added. At least one (1) copy of the International Plumbing Code, 2024 Edition, shall be kept on file in the office of the City Clerk and marked as "Official Copy as incorporated by Ordinance XXXX" with all sections or portions thereof intended to be omitted, amended, or added clearly marked as such and attached a copy of the adoption ordinance, available for inspection by the public at reasonable hours.

b) Wherever the word "jurisdiction" is used in the International Building Code, adopted hereby, said term shall mean the City of Mission, Kansas.

Section 500.061 **Violation.**

Any person violating any provision of such code shall be punished as provided in Section 100.100 of the Mission City Code.

Section 500.062 **Definitions.**

For the purposes of the International Plumbing Code, 2024 Edition, as adopted, the following words and phrases shall have the following meanings:

a) The term "Building Official" shall also be known as the "Code Official" or "Administrative Authority" and shall have the duty of enforcing all provisions of this code.

Section 500.063 **Omissions.**

The following provisions shall be omitted:

a) *Section 103. Department of Plumbing Inspection.*
b) *Section 312.10. Inspection and testing of backflow prevention assemblies.*
c) *Section 312.6. Gravity sewer test.*
d) *Section 312.7. Forced sewer test.*
e) *Section 312.10.1. Inspections.*

f) *Section 109 Means of Appeal.*

Section 500.064 **Amendments and Additions.**
a) Amend Section 101.1 of the IPC to read as follows:

> *Section 101.1Title.* These regulations and the definitions, omissions, amendments, and additions contained in Section 500.062 through Section 500.064 of the Mission Municipal Code shall be known as the Plumbing Code of the City of Mission, Kansas, hereinafter referred to as the "International Plumbing Code (IPC)," or the "Plumbing Code," or "this code."

b) Amend section 106.6.2 of the IPC to read as follows:

> *Section 106.6.2 Fee Schedule.* The fees for work requiring a permit shall be paid as adopted by resolution of the Governing Body of the City of Mission. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding 180 days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

c) Amend Section 106.6.3 of the IPC to read as follows:

> *Section 106.6.3 Fee Refunds.* The Building Official shall authorize the refunding of fees as follows:
> 1. The full amount of any fee paid hereunder that was erroneously paid or collected.
> 2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
> 3. Not more than 80% of the plan review fee paid when an application for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.
>
> The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of the fee payment.

d) Amend Section 108.4 of the IPC to read as follows:

> *Section 108.4 Violation Penalties.* It shall be unlawful for any person, firm or corporation to violate a provision of this code or who shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate

issued under the provisions of this code. Violation of any provision of this code shall be an unlawful act. Each separate day or any portion thereof, during which any violation of this code occurs or continues, shall also be deemed to constitute a separate offense, and shall be punishable as provided in Municipal Code Section 100.100.

e) Amend Section 108.5 of the IPC to read as follows:

Section 108.5 Stop Work Orders. Upon notice from the Building Official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Building Official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

f) Amend Section 305.4.1 of the IPC to read as follows:

Section 305.4.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall comply with the Johnson County Sanitary Code, 2025 Edition as adopted by City of Mission (Ordinance 1625). Building sewer pipe connecting to the public sewer shall comply with the regulations of the Johnson County Wastewater District.

g) Amend Section 312.3 of the IPC to read as follows:

Section 312.3 Drainage and Vent Air Test. An air test shall be made by forcing air into the system until there is a uniform gauge pressure of 5 psi (34.5kPa) or sufficient to balance a 10-inch column of mercury. This pressure shall be held for a period not less than 15 minutes. Any adjustments to the test pressure because of changes in ambient temperature or the seating of gaskets shall be made prior to the beginning of the test period.

h) Amend Section 410.4 of the IPC to read as follows:

Section 410.4 Substitution. In occupancies where drinking fountains are required, water coolers or bottled water dispensers are permitted to be substituted for the required drinking fountains.

i) Amend Section 608.15.2 of the IPC as follows:

Section 608.15.2 Protection of backflow preventers. Backflow preventers shall not be located in areas subject to freezing except where they can be removed by means of a union or are protected from freezing by heat, insulation or both. *Exception:* In-ground backflow devices for lawn-irrigation systems.

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j) Amend Section 701.2 of the IPC to read as follows:

Section 701.2 Connection to sewer required. Sanitary drainage piping from plumbing fixtures in buildings and sanitary drainage piping systems from premises shall be connected to a public sewer in accordance with the requirements of the Johnson County Wastewater District. Where a public sewer is not available, the sanitary sewer drainage piping and systems shall be connected to a private sewage disposal system in compliance with the Johnson County Environmental Sanitary Code, 2025 edition, and amendments thereto.

Exception: Sanitary drainage piping and systems that convey only the discharge from bathtubs, showers, lavatories, clothes washers and laundry trays (grey water) shall not be required to connect to public sewer or private sewage disposal system provided that piping or systems are connected to a system in accordance with Chapter 13 or 14 of this code.

k) Amend Section 903.1 of the IPC to read as follows:

Section 903.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than 6 inches above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck, or similar purposes, open vent pipes shall terminate not less than 7 feet above the roof.

l) Amend Section 918.1 of the IPC to read as follows:

Section 918.1 General. Air admittance valves are not allowed unless approved by the Building Official. Vent systems utilizing air admittance valves shall comply with this section. Stack type air admittance valves shall conform to ASSE 1050. Individual and branch-type air admittance valves shall conform to ASSE 1051.

m) Amend Section 1103.3 of the IPC to read as follows:

Section 1103.3 Prohibited drainage. Storm water systems, to include connections of sump pumps, foundation drains, yard drains, gutters, downspouts and any other stormwater conveyance or system are prohibited from connecting to the sanitary sewer system. Storm water systems shall not be installed so as to cause a nuisance onto adjacent properties or to alter any existing drainage course. Storm water systems as described herein shall not discharge within ten (10) feet of any adjoining property line. It shall be prima facie evidence of a violation of this section if storm water system does discharge within ten (10) feet of an adjoining property line <u>and</u> if that property is experiencing flooding, silt or other storm water damages from the general area where such drain exists.

n) Amend Section 1113.1.4 of the IPC to read as follows:

Section 1113.1.4 Piping. Discharge piping shall meet the requirements of Sections P3002.1, P3002.2, P3002.3, and P3003. Discharge piping shall include an accessible full flow check valve. Pipe and fittings shall be the same size as or larger than the pump

discharge piping. Discharge shall be day-lighted so as not to cause a nuisance onto adjacent properties or alter any existing drainage course and shall not be discharged into the public sewer system.

SECTION 2. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this Ordinance or the Code adopted thereby are, for any reason, held to be unconstitutional, unenforceable or otherwise void, such decision shall not affect the validity of the remaining portions of this Ordinance and code hereby adopted.

SECTION 4. Nothing in this Ordinance shall be construed to affect any notice of violation, suit, or proceeding impending in any court or any rights acquired, liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby replead as set forth in this Ordinance; nor shall any jut or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 5. That this ordinance shall be in full force and effect sixty (60) days from and after its passage and publication in the official City Newspaper.

PASSED AND APPROVED BY THE GOVERNING BODY of the City of Mission, Kansas, this _____ st day of _____, 2026.

DRAFT

APPROVED BY THE MAYOR of the City of Mission, Kansas, this _____ st day of _____, 2026.

_____
Solana P. Flora, Mayor

ATTEST:

_____
Robyn Fulks, City Clerk

APPROVED AS TO FORM:

_____
David K. Martin, City Attorney
Payne & Jones, Chartered
11000 King Street
Overland Park, KS 66210

DRAFT

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE 2024 INTERNATIONAL MECHANICAL CODE BY AMENDING EXISTING CHAPTER 500, ARTICLE VI OF THE MISSION MUNICIPAL CODE, ENTITLED INTERNATIONAL MECHANICAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, KANSAS:

SECTION 1. That the Mission Municipal Code is hereby amended by repealing the previously existing Chapter 500 Article VI and providing in lieu thereof the following:

Chapter 500 Model or Standard Code Adoptions
Article VI International Mechanical Code

Section 500.108 **Adoption**

a) There is hereby adopted the 2024 Edition of the International Mechanical Code to include Appendices A, D, and E, as published by the International Code Council, for the purpose of prescribing regulations for the erection, construction, enlargement, alteration, repair and maintenance of all mechanical systems in the City of Mission, and providing for the issuance of permits and collection of fees thereof; save and except such portions as are hereinafter specifically omitted, amended, or added. At least one (1) copy of the International Mechanical Code, 2024 Edition, shall be kept in the office of the City Clerk and marked as "Official Copy as incorporated by Ordinance XXXX" with all sections or portions thereof intended to be omitted, amended, or added clearly marked as such and attached a copy of the adoption ordinance; available for inspection by the public at all reasonable hours.

b) Wherever the word "jurisdiction" is used in the International Mechanical Code, adopted hereby, said term shall mean the City of Mission, Kansas.

Section 500.071 **Violation**

Any person violating any provision of such code shall be punished as provided in Section 100.100 of the Mission City Code.

Section 500.072 **- Omissions**

The following provisions shall be deleted:

a) *Section 109: Means of Appeal*.

Section 500.073 **Amendments and Additions**

a) Amend Section 101.1 of the IMC to read as follows:

Section 101.1 Title. These regulations and the omissions, amendments, and additions contained in Section 500.072 through Section 500.073 of the Mission Municipal Code shall be known as the Mechanical Code of Mission, Kansas, hereinafter referred to as the "International Mechanical Code (IMC)," the Mechanical Code," or "this code."

b) Amend the IMC by adding Section 102.12 State Boiler Inspector to read as follows:

102.12 State Boiler Inspector. Where permits are issued and portions of the work require inspection and approval of boilers and pressure vessels by the state of Kansas, those portions of the work will comply with the state requirements in lieu of compliance with the technical provisions of this code. Contact the Office of the State Fire Marshal Boiler Safety Unit for complete information regarding state requirements. State approval is generally required for all boilers that require permits.

Exceptions:
1. Boilers serving individual dwelling units and their accessory structures.
2. Boilers serving apartment houses with less than five (5) families.
3. Pressure vessels that do not exceed 15 cubic feet and 250 psi.

c) Amend Section 105.4.3 of the IMC to read as follows:

105.4.3 Expiration. "Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void if:

i) The building or work authorized by such permit is not commenced within 180 days from the date of such permit, or

ii) The building or work authorized by such permit has not progressed to the point of the next required inspection within 90 days of either the issuance of the permit, or from the date of the last inspection.

Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that the untimely progress has not exceeded one year. In order to renew action on a permit that has expired for a period exceeding one year, the permittee shall pay a new full permit fee.

d) Amend Section 108.1 of the IMC to read as follows:

108.1 Fee Schedule. The fees for work requiring a permit shall be paid as adopted by resolution of the Governing Body of the City of Mission. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged.

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding 180 days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

e) Amend Section 114.4 of the IMC to read as follows:

> *114.4 Violation Penalties.* It shall be unlawful for any person, firm or corporation to violate a provision of this code or who shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code.
>
> Violation of any provision of this code shall be an unlawful act. Each separate day or any portion thereof, during which any violation of this code occurs or continues, shall also be deemed to constitute a separate offense, and shall be punishable as provided in Municipal Code Section 100.100.

Section 500.074 **Reserved**

SECTION 2. That all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this Ordinance or the code adopted thereby are, for any reason, held to be unconstitutional, unenforceable, or otherwise void, such decision shall not affect the validity of the remaining portion of this Ordinance and code hereby adopted.

SECTION 4. Nothing in this Ordinance shall be construed to affect any notice or violation, suit or proceeding impending in any court or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby replead as set forth in this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 5. That this ordinance shall be in full force and effect sixty (60) days from and after its passage and publication in the official City Newspaper.

PASSED AND APPROVED BY THE GOVERNING BODY of the City of Mission, Kansas, this _____ st day of _____, 2026.

DRAFT

APPROVED BY THE MAYOR of the City of Mission, Kansas, this _____ st day of _____, 2026.

_____
Solana Flora, Mayor

ATTEST:

_____
Robyn Fulks, City Clerk

APPROVED AS TO FORM:

_____
David K. Martin, City Attorney
Payne & Jones, Chartered
11000 King Street
Overland Park, KS 66210

DRAFT

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE 2024 INTERNATIONAL EXISTING BUILDING CODE BY AMENDING EXISTING CHAPTER 500, ARTICLE VII. OF THE MISSION MUNICIPAL CODE, ENTITLED INTERNATIONAL EXISTING BUILDING CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, KANSAS:

SECTION 1. The Mission Municipal Code is hereby amended by repealing the previously existing Chapter 500 Article VII and providing in lieu thereof the following:

Chapter 500 Model or Standard Code Adoptions
Article VII International Existing Building Code

Section 500.080 **Adoption**

a) There is hereby adopted the 2024 Edition of the International Existing Building Code to include Appendix B, as published by the International Code Council, for the purpose of prescribing regulations governing conditions for the modification, enlargement, alteration, repair and maintenance of existing buildings in the City of Mission, and providing for the issuance of permits and collection of fees thereof; save and except such portions hereinafter specifically omitted, amended, or added. At least one (1) copy of the International Existing Building Code, 2024 Edition, shall be kept on file in the office of the City Clerk and marked as "Official Copy as incorporated by Ordinance XXXX" with all sections or portions thereof intended to be omitted, amended, or added clearly marked as such and attached a copy of the adoption ordinance; available for inspection by the public at all reasonable hours.

b) Wherever the word "jurisdiction" is used in the International Existing Building Code, adopted hereby, said term shall mean the City of Mission, Kansas.

Section 500.081 **Violation**

Any person violating any provision of such code shall be punished as provided in Section 100.100 of the Mission City Code.

Section 500.082 **Definitions**

For the purpose of the of the 2024 Edition of the International Existing Building Code as adopted, the following words and phrases shall have the following meanings:

a) The term "code official" shall in all interactions mean the Building Official.
b) The term "Board of Appeals" shall in all interactions mean the Board of Code Review.

Section 500.083 **Omissions**

The following provisions shall be omitted:

a) *Section 112: Board of Appeals.*

Section 500.084 **Additions**

Section 113.4 Violation Penalties. At the end of the paragraph add the following language: "Violation of any provision of this code shall be an unlawful act. Each separate day or any portion

thereof, during which any violation of this code occurs or continues, shall also be deemed to constitute a separate offense, and shall be punishable as provided in Municipal Code Section 100.100

Section 500.085 **Amendments**
The following amendments shall be made:
a) Amend *Section 101.1* of the IEBC to read as follows:

> *Section 101.1 Title*. These regulations and the definitions, omissions, amendments, and additions contained in Section 500.082 through Section 500.085 of the Mission Municipal Code shall be known as the Existing Building Code of the City of Mission, Kansas, hereinafter referred to as the "International Existing Building Code (IEBC)," or the "Existing Building Code," or "this code."

d) Amend the IEBC by omitting Sections 103 through 114 and adding a new Section 103 to read as follows:

> *Section 103.1 Administrative Provisions.* The administrative provisions of the 2024 Edition of the International Building Code, Chapter 1 as amended in the Mission Municipal Code (Ordinance XXXX), along with Part 1 and 2 shall govern all matters within the scope of this code.

SECTION 2. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this Ordinance or the code adopted thereby are, for any reason, held to be unconstitutional, unenforceable, or otherwise void, such decision shall not affect the validity of the remaining portions of this Ordinance and code hereby adopted.

SECTION 4. Nothing in this Ordinance shall be construed to affect any notice of violation, suit, or proceeding impending in any court or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby replead as set forth in this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 5. That this ordinance shall be in full force and effect sixty (60) days from and after its passage and publication in the official City Newspaper.

PASSED AND APPROVED BY THE GOVERNING BODY of the City of Mission, Kansas, this _____ day of _____, 2026

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APPROVED BY THE MAYOR of the City of Mission, Kansas, this _____ day of _____, 2026.

_____
Solana P. Flora, Mayor

ATTEST:

_____
Robyn Fulks, City Clerk

APPROVED AS TO FORM:

_____
David K. Martin, City Attorney
Payne & Jones, Chartered
11000 King Street
Overland Park, KS 66210

DRAFT

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE 2023 NATIONAL ELECTRIC CODE BY AMENDING EXISTING CHAPTER 500, ARTICLE VIII OF THE MISSION MUNICIPAL CODE, ENTITLED NATIONAL ELECTRIC CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, KANSAS:

SECTION 1. That the Mission Municipal Code is hereby amended by repealing the previously existing Chapter 500 Article VIII and providing in lieu thereof the following:

Chapter 500 Model or Standard Code Adoptions
Article VIII National Electrical Code

Section 500.090 **Adoption.**

a) There is hereby adopted the 2023 Edition of the National Electrical Code, also known as the National Electrical Code – NFPA 70, for the purpose of prescribing regulations governing conditions for the erection, construction, enlargement, alteration, repair and maintenance of electrical systems in the City of Mission, save and except such parts or portions thereof as specifically omitted, amended, or added. At least one (1) copy of the National Electrical Code, 2023 Edition, shall be kept in the office of the City Clerk and marked as "Official Copy as incorporated by Ordinance XXXX" with all sections or portions thereof intended to be omitted, amended, or added clearly marked as such and attached a copy of the adoption ordinance; available for inspection by the public at all reasonable hours.

b) Wherever the word "jurisdiction" is used in the National Electrical Code hereby, said term shall mean the City of Mission.

Section 500.091 **Violation.**
Any person violating any provision of such code shall be punished as provided in Section 100.100 of the Mission City Code.

Section 500.092 **Definitions**.
For the purposes of the National Electrical Code, 2023 Edition, as adopted, the following words and phrases shall have the following meanings:

a) The term *"authority having jurisdiction"* shall in all instances mean the Building Code Official.

Section 500.093 **Deletions.**
The following provisions shall be deleted:

a) Section 80.15. Electrical Board.
b) Section 80.23(B)(3). Penalties.
c) Section 80.25(C). Notification.
d) Section 80.25(D). Other Territories.

e) Section 80.27. Inspector's Qualifications.
f) Section 80.33. Repeal of Conflicting Acts.
g) Section 80.35. Effective Date.

Section 500.094 **Additions.**
The following additions shall be made:

a) Amend the NEC by adding Section 90.1 to read as follows:

> *Section 90.1. Administration and Enforcement.*
> The administrative and enforcement provisions of this code shall be those provisions contained in Section 103 through 116 of the 2024 International Building Code as amended and adopted by the City (Section XXXX of the Mission Municipal Code).

d) Amend the NEC to add the following paragraph to Section 250.52 to read as follows:

> Where none of the electrodes specified in Section 250.52 is available, two or more of the electrodes specified in 250.52(5) shall be used. They shall be connected in the manner specified in Section 250.53 to a minimum of two separate grounding electrode conductors.

Section 500.095 **Amendments.**
The following amendments shall be made:

a) Section 210.12(A) of the National Electrical Code, as adopted, shall be amended to read:

> *(A) Dwelling Units.* All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type installed to provide protection of the branch circuit. For these purposes, a smoke alarm shall not be considered an outlet and shall not be included in the arc-fault circuit.
>
> Exceptions no. 1, 2, and 3 apply. Add exception 4 to read:
> This Section will not apply where existing dwelling unit premises wiring circuits make the application of this Section impracticable, as determined by the Building Official.

b) Section 547.26 of the National Electrical Code, as adopted, shall be amended to read:

> *Section 547.26) Physical Protection.* All electrical wiring and equipment subject to physical damage shall be protected. All electrical wiring and equipment subject to physical damage by livestock shall be protected to a minimum height of 8 feet.

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SECTION 2. All other or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this Ordinance or the code adopted thereby are, for any reason, held to be unconstitutional, unenforceable, or otherwise void, such decision shall not affect the validity of the remaining portions of this Ordinance or code hereby adopted.

SECTION 4. Nothing in this Ordinance shall be construed to affect any notice of violation, suit or proceeding impending any court or any rights acquired, or any liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby replead sas set forth in this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 5. That this ordinance shall be in full force and effect sixty (60) days from and after its passage and publication in the official City Newspaper.

PASSED AND APPROVED BY THE GOVERNING BODY of the City of Mission, Kansas, this day _____ st of _____, 2026.

APPROVED BY THE MAYOR of the City of Mission, Kansas, this _____st day of _____, 202.

___
Solana P. Flora, Mayor

ATTEST:

_____
Robyn Fulks, City Clerk

APPROVED AS TO FORM:

_____
David K. Martin, City Attorney
Payne & Jones, Chartered
11000 King Street
Overland Park, KS 66210

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ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE BY AMENDING EXISTING CHAPTER 500, ARTICLE IX OF THE MISSION MUNICIPAL CODE, ENTITLED INTERNATIONAL PROPERTY MAINTENANCE CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, KANSAS:

SECTION 1. The Mission Municipal Code is hereby amended by repealing the previously existing Chapter 500 Article IX and providing in lieu thereof the following:

Chapter 500 Model or Standard Code Adoptions
Article IX International Property Maintenance Code

Section 500.100 **Adoption**.

a) There is hereby adopted the 2024 Edition of the International Property Maintenance Code to include Appendix A, as published by the International Code Council, for regulating minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, a reasonable level of safety from fire and other hazards and for a reasonable level of sanitary maintenance of all buildings or structures in the City of Mission; save and except such parts or portions hereinafter specifically omitted, amended, or added. At least one (1) copy of the International Property Maintenance Code, 2024 Edition, shall be kept on file in the office of the City Clerk and marked as "Official Copy as incorporated by Ordinance XXXX" with all sections or portions thereof intended to be omitted, amended, or added clearly marked as such and attached a copy of the adoption ordinance; available for inspection by the public at all reasonable hours.

b) Wherever the word "jurisdiction" is used in the International Property Maintenance Code, adopted hereby, said term shall mean the City of Mission, Kansas.

Section 500.101 **Violation.**
Any person violation any provision of such code shall be punished as provided in Section 100.100 of the Mission City Code.

Section 500.102 **Definitions.**
For the purposes of the 2024 Edition of the International Property Maintenance Code, as adopted, the following words and phrases shall have the following meanings:

a) Amend Section 201.3 of the IPMC to read as follows:

> *Section 201.3 Terms defined in other codes.* Where terms are not defined in this code and are defined in the International Building Code, International Residential Code, International Existing Building Code, International Fire Code, International Plumbing Code, International Fuel Gas Code, International Mechanical Code, and National

Electrical Code, those terms shall have the same meanings ascribed to them as stated in those codes.

b) Amend Section 202 of the IPMC to read as follows:

Section 202 General definitions - Definitions Added.
Accessory Structure - A building, the use of which is incidental to that of the main building, and which is located on the same lot.

Approved - Approved by the code official.

Blighted - Any structure or premises, which by reason of dilapidation, overcrowding, lack of ventilation, light or sanitary facilities, or any combination of these factors are detrimental to safety, health, and morals.

Board - The "Board of Appeals" shall in all instances mean the Board of Code Review as defined in Article X1-A of Chapter 500 of the Mission Municipal Code.

Building - Any structure used or intended for supporting or sheltering any use or occupancy.

Building Official - The code official who is charged with the administration and enforcement of this code, or any duly authorized representative.

Bus - A self-propelled motor vehicle designed for or used for the transportation of passengers. See Motor Vehicle, Commercial (Federal regulations; 49 CFR§390.5-Definition)

City - The City of Mission, Kansas.

Cellar - The portion of a building which is partly or completely below grade.

Code Official – The Building Official of the City of Mission and/or their designee.

Condemn - To adjudge unfit for occupancy.

Crawl Space - A space provided in a building in order to enable access to plumbing, wiring, and other equipment.

Debris - Discarded waste and/or the remains of something broken down or destroyed.

Driveway - A private road, constructed of materials approved by the city, giving access from a public thoroughfare to a building or buildings on abutting grounds.

Driveway Approach - The portion of the driveway that is located within the city right-of-way.

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Dumpster - A large container used for storage of refuse and/or debris until next scheduled pickup. Generally used for commercial occupancy but may be used for temporary residential projects.

Dumpster, Temporary - A large container used for the storage of refuse and/or debris for a period of time corresponding to a particular task or project.

Dwelling - Any building that contains one or two dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.

Enclosed Area - Any area which is inaccessible to the public view.

Exterior Screened Area - An area separated by a permanent nonflexible device to completely conceal an element of a property from other elements or from adjacent or contiguous property, i.e., fencing constructed so that one cannot see the elements to be concealed.

Extermination - The control and elimination of insects, rats, or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food; by poison spraying, fumigating, trapping or by any other approved pest elimination methods.

Labeled - Devices, equipment, appliances, or materials to which has been affixed a label, seal, symbol, or other identifying mark of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production of above-labeled items and by whose label the manufacture attests to compliance with applicable nationally recognized standards.

Lot Line - A line dividing one lot from another, or from a street or any public place.

Motor Vehicle - Every vehicle which is self-propelled, and every vehicle which is propelled by electric power obtained from overhead trolley wires but not operated upon rails, except vehicles moved solely by human power and motorized wheelchairs. [KSA 8-2,128 (r)].

Motor Vehicle, Commercial (State of Kansas- Definition) Means a motor vehicle designed or used to transport passengers or property, if:

1. The vehicle has a gross vehicle weight ratio of 26,001 or more pounds or such lesser rating, as determined by rules and regulations adopted by the secretary but shall not be more restrictive than the federal regulations.
2. The vehicle is designed to transport 16 or more passengers, including the driver; or
3. The vehicle is transporting hazardous materials and is required to be placarded in accordance with C.F.R. § 172, subpart F. [KSA 8-2,128 (f) 1-3].

Motor Vehicle, Commercial (Federal regulations; 49 CFR§390.5- Definition.) Means any self-propelled or towed motor vehicle used on a highway in interstate commerce to transport passengers or property when the vehicle:

1. Has a gross vehicle weight rating or gross combination weight rating, or gross vehicle weight or gross combination weight, of 4,536 kg (10,001 pounds) or more, whichever is greater; or
2. Is designed or used to transport more than 8 passengers (including the driver) for compensation; or
3. Is designed or used to transport more than 15 passengers, including the driver, and is not used to transport passengers for compensation; or
4. Is used in transporting material found by the Secretary of Transportation to be hazardous under 49 U.S.C. 5103 and transported in a quantity requiring placarding under regulations prescribed by the Secretary under 49 CFR, subtitle B, chapter I, subchapter C.

Motor Vehicle, Inoperable - A vehicle which cannot be driven upon the public streets for reason including, but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

Motor Vehicle, Unlicensed - A motor vehicle, as defined herein, which is required by the state to have proper and current registration for movement upon the public right-of-way that is maintained in an open parking area on private property without displaying a current license from the state.

Parking Area - An approved paved area located on the premises of a lot used or intended for the use of maintaining motor vehicles which are used in the daily routine.

Parking Area, Commercial - An approved paved area, which is connected to the driveway approach and is used or intended for the use of temporary and transient parking of motor vehicles. Any public or private area, under or outside, of a building or structure, designed and used for the parking of motor vehicles including parking lots, garages, and legally designated areas of public streets.

Parking Area, Residential - An approved paved area, which is connected to the driveway approach and is used or intended for the use of overnight storage of motor vehicles.

Parking Pad - An approved paved area located on the premises of a lot used or intended for the use of maintaining motor vehicles which are not used in the daily routine.

Paved Area - An area constructed of concrete or asphalt as approved by the city, for the purpose of parking motor vehicles.

Perennial Violator - Shall mean any person who shows an annual pattern of failing to comply with any provision of the municipal code, which is demonstrated by repeated

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notices of violation and orders to abate, notices sent, or previous violations of the municipal code.

Swimming Pool - Any structure intended for swimming or recreational bathing that contains water over 24 inches deep. This includes in-ground, above-ground, and on-ground swimming pools, hot tubs, and spas.

Trailer - A vehicle without motor power designed or used for, but not limited to, the carrying of property, freight, or merchandise, which is pulled by a motor vehicle.

Weeds - All grasses, annual plants and vegetation, other than trees or shrubs, provided; however, this term shall not include cultivated flowers and gardens.

Weeds, Noxious - Poison ivy, poison oak, poison sumac, and plants containing thistles or other vegetation that may raise lesions upon brief contact by a person with the plant material or secretion from the weed or plant.

Section 500.103 **Omissions.**
The following provisions of the International Property Maintenance Code, as adopted, shall be omitted and not applicable under this code unless amended:

a) *Section 106 Means of Appeals.*

Section 500.104 **Amendments and Additions.**
The following amendments and additions shall be made:

a) Amend Section 101.1 of the IPMC to read as follows:

101.1 Title. These regulations and the definitions, omissions, amendments, and additions contained in Section 500.102 through Section 500.105 of the Mission Municipal Code shall be known as the Property Maintenance Code of the City of Mission, Kansas, hereinafter referred to as the “International Property Maintenance Code (IPMC),” the “Property Maintenance Code,” or "this code."

b) Amend the IPMC to add Section 101.5 to read as follows:

Section 101.5 General. The Code Official or, where appropriate, the City Council is authorized, subject to any adopted policies or administrative rules or regulations, to take the following actions to bring the subject property into compliance with this code or other resolutions of the City.

Those actions include, without being limited to, abatement of the violation, vacation of the premises until the violation is corrected, prohibition of occupancy of the premises until the violation is corrected, issuance of a Notice to Appear in Court, injunctive or other relief in court, suspension or revocation of any licenses pertaining to the premises

that remain in violation, and any other necessary or appropriate actions authorized by any applicable law, resolution, statute, rule or regulation. If no public necessity is found for the immediate demolition of the structure or premises, the Code Official or City Council may take such other action, including, without limitation, causing the property to be cleaned, cleared, vacated, secured or otherwise repaired or any other action deemed necessary to promote the public health, safety or general welfare. The provisions of Chapter 500, Article XIII Enforcement, Violations And Penalties shall be made applicable to this Section and pursuant to those provisions and any other applicable laws, statutes, resolutions, rules or regulations, the property owner may be charged for the costs incurred by the City in taking any actions to abate or correct such unlawful conditions, including administrative fees, and a lien may be placed on the property for any such unpaid costs and fees. The Community Development Director shall designate the division, employee or agency of the City to enforce this code, and such designee shall, for the purposes of this code, be known as the "Code Official."

c) Amend Section 102.3 of the IPMC to read as follows:

102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy shall be done in accordance with the procedures and provisions of the 2024 International Building Code, 2024 International Residential Code (or 2018 IRC where applicable), 2024 International Plumbing Code, 2018 International Mechanical Code, 2024 International Fuel Gas Code, NFPA 70 National Electrical Code, 2017 Edition, 2024 International Pool and Spa Code, and the 2017 A117.1 Accessibility Code.

Where the term ICC Electrical Code is used in other portions of this code, the term shall be used synonymously with the term "NFPA 70 National Electrical Code, 2017 Edition."

d) Amend Section 103.5 of the IPMC to read as follows:

103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be in accordance with the fee schedule as adopted by the City Council of the City of Mission.

e) Amend Section 107.1 of the IPMC to read as follows:

107.1 Unlawful Acts. It shall be unlawful for any person, firm or corporation to be in conflict with or in violation of any of the provisions of the property maintenance code adopted in this chapter.

107.1.1 Penalties. Any person who violates a provision of the property maintenance code adopted in this chapter or fails to comply with any order made thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or who shall fail to comply with such order as affirmed or modified by the City Council, or by a court of competent jurisdiction, within the time fixed herein, shall severally, for each and every such violation and noncompliance respectively, be guilty of a misdemeanor, punishable as provided in Section 100.100 of the Mission Municipal Code. The

imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violation or defect within a reasonable time; and, when not otherwise specified, each day that a prohibited condition is maintained shall constitute a separate offense. In the case of a "perennial violator," a citation/summons to municipal court may accompany the initial violation notice and order to abate.

f) Amend the IPMC to add Section 109.1.3.1:

Section 109.1.3.1 Posting structures unfit for human occupancy. The Code Official shall cause any building or structure deemed unfit for human occupancy to be posted at each entrance thereto with a notice reading:

BUILDING UNFIT FOR HUMAN OCCUPANCY
DO NOT OCCUPY
It is unlawful to occupy this building or to remove or deface this notice
Code Official
Mission, Kansas

g) Amend Section 302.3 of the IPMC to read as follows:

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. Existing gravel driveways and parking areas shall conform to the following standards:

1. Boundaries must be kept defined and provide means of maintaining gravel within Perimeters
2. Gravel must completely cover surface area of drive;
3. Acceptable gravel will be limited to crushed or naturally occurring rock of one (1) inch nominal diameter or less;
4. Grass and other vegetation growth must be eliminated;
5. Gravel drives or parking areas may not be expanded or newly built;
6. In the event a structure is demolished or destroyed and rebuilt, all drives and/or parking areas must be brought into compliance with all current zoning and development standards.

h) Amend the IPMC to add a new Section 302.8.1 to read as follows:

302.8.1 Commercial vehicle. No person shall park or allow to be parked a commercial vehicle upon any residential lot or premises, improved or unimproved, in the city.

Exceptions:

1. City-owned and operated vehicles; service vehicles owned by utility companies while in the process of providing services or maintenance; construction vehicles while being used in connection with construction or maintenance authorized by the city.
2. For the purpose of making delivery or pickup provided such vehicles are not left continuously parked between the hours of 6:00 p.m. and 6:00 a.m. local time.

i) Amend the IPMC to add a new Section 302.8.2 to read as follows:

302.8.2 Motor vehicles for sale. Except as provided for herein no one with an ownership interest in a motor vehicle shall park or allow to be parked said motor vehicle on private or public property zoned residential, commercial, or manufacturing within view of a public street for the purpose of selling or advertising for sale, said motor vehicle.

Exceptions:

1. In residential zoned properties, one motor vehicle shall be allowed to be placed on a paved area for the purpose of selling said motor vehicle. No residential property shall be allowed more than four motor vehicles for sale in a calendar year.
2. In commercial and manufacturing zoned properties, if a person with an ownership interest in said motor vehicle is an employee of a business within said property and has written permission from the property owner to use the property for the purpose of selling or has a valid occupational license from the city for the sale of motor vehicles and said occupational license designating the premises involved as the business location. Whether or not permission has been given to park on the property is an affirmation defense, and the showing of written permission and proof of employment meet the burden of proof.

j) Amend the IPMC to add a new Section 302.8.2.1 to read as follows:

302.8.2.1 Prima facie evidence. The fact that a "For Sale" sign, telephone number(s), or other advertising appears on the motor vehicle shall be prima facie evidence that the motor vehicle is parked for the purpose of sale.

For the purpose of this section, if a motor vehicle has remained on commercial or manufacturing zoned properties for a period of more than eight hours, this shall be prima facie evidence that it was not parked for the purpose of using other facilities on the premises. However, other evidence may be used to establish it was not parked primarily for this purpose, and it is not necessary that it be parked for a time exceeding eight hours.

k) Amend the IPMC to add a new Section 302.8.3 to read as follows:

302.8.3 Motor vehicle encroachment. No motor vehicle shall block or partially block any portion of a city sidewalk, located within the city right-of-way.

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l) Amend the IPMC to add a new Section 302.8..4 to read as follows:

302.8.4 Recreational vehicles. Recreational vehicles shall not be used for storage of materials, goods or equipment, other than those items considered to be a part of the unit or essential to its immediate use, nor shall they be used as dwelling units while parked in any residential zoning district, and they shall only be connected to an electrical power outlet or water connection for maintenance purposes in any residential zoning district.

m) Amend Section 304.14 of the IPMC as follows:

304.14 Insect Screens. During the period from March 1 to October 31, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.

n) Amend the IPMC to add a new Section 308.4 to read as follows:

308.4. Deposition in streets, streams, etc. No person shall cart, place, sweep, throw or deposit anywhere within the city any rubbish or garbage in any stream, lake, body of water, ravine, or in such a manner that it may be carried or deposited by the elements upon any street, sidewalk, alley, sewer, parkway, or other public place or upon any occupied premises within the city.

o) Amend the IPMC to add a new Section 308.5 to read as follows:

308.5. Refrigerator storage. No refrigerator or similar equipment shall be stored outside the premises for more than 24 hours prior to pick up. All refrigerators or similar equipment must have all doors removed before placing for pick-up. Any refrigerator and/or freezer stored outside the premises which the doors are attached shall be deemed an immediate hazard and shall be immediately abated by the city. All costs associated with the abatement shall be assessed to the property owner.

p) Amend the IPMC to add a new Section 308.6. to read as follows:

308.6. Burning rubbish or garbage prohibited. No person shall burn rubbish or garbage within the city limits.

q) Amend the IPMC to add a new Section 308.7 to read as follows:

308.7 Storage and screening of trash containers and dumpsters. All Solid Waste and Recyclable Containers shall be stored no closer to the public streets than the front building line; for corner lots, all containers shall be stored no closer to the public streets than the front and side building line of the main building of any premises. In either case,

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no container shall be stored in front of the main building; in addition, corner lots shall have no containers stored on the side of the main building adjacent to the street.

Trash, garbage or rubbish shall not be allowed to accumulate and shall be removed from the premises at a frequency no greater than every seven (7) days.

All rubbish and garbage dumpsters serving commercial and multi-family residential properties, must be screened by a four-sided enclosure. Three-sides of which will be composed of the same material and color of the main building, with a wooden gate for access being the fourth side. Access gates must be kept closed at all time except when filling or emptying the dumpster.

r) Amend the IPMC to add a new Section 308.8 to read as follows:

308.8 Accelerated abatement. Trash, debris, or any other discarded item deposited within the public right-of-way or upon the public sidewalk, which remains after a scheduled trash removal service shall be declared a public nuisance and must be removed within twenty –four (24) hours of placement.

Failure to remove the nuisance items within the twenty-four (24) hour period will result in the city taking action to abate the violation and assessing all costs associated with the abatement to the property owner.

s) Amend the IPMC to add a new Section 308.9 to read as follows:

308.9 Immediate abatement. In cases where the code enforcement officer identifies and declares an immediate hazard to the general public or property, the city will take immediate action to abate the violation and assess all costs associated with the abatement to the property owner. Such hazards include but are not limited to trash, debris blowing into the street and /or onto adjacent property, downed tree limbs and/or trees across streets, sidewalks, rights-of-way or utilities.

t) Amend the IPMC to add a new Section 308.10 to read as follows:

308.10 Composting and yard waste.

308.10.1 General. It shall be the responsibility of the occupant to place all yard cleanup waste, including, but not limited to, grass clippings, leaves and tree trimmings, in biodegradable kraft paper bags or appropriately bundled tree trimmings at the regular collection point for collection. Containers shall be maintained as to prevent the dispersal of waste placed therein upon the premises served, upon adjacent premises or upon adjacent public rights-of-way. Any composting of yard waste within the City shall be conducted behind the rear building setback line and in a manner so as not to create a nuisance, an offensive sight or offensive odors.

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Tree trimmings less than two (2) inches in diameter shall be securely tied in bundles not larger than forty-eight (48) inches long and eighteen (18) inches in diameter when not placed in storage containers.

No person shall place or allow the accumulation of rubbish on their premises unless used specifically for composting as set forth in this section.

308.10.2 Definitions. For the purpose of this section, certain terms, words, and phrases are defined as follows:

Compost - A mixture consisting usually of decayed organic matter and used for fertilization and conditioning land, especially, such a mixture produced by decomposition in a compost pile.
Compost Bin - A structure specifically built to store compost. A compost bin may contain more than one contiguous compartment and may be constructed of a commercially available unit or a structure made of woven wire (such as hog wire, chicken wire, chain-link), wood slat fencing (such as snow fencing), cement blocks, bricks, or similar material.
Compost Pile - A stack of alternating layers of organic matter arranged so as to encourage conversion of the constituents into compost.

308.10.3 Composting permitted. A compost pile shall be permitted when located on a premise used for one and two-family residential purposes and shall comply with the requirements of sections 310.4.1 through 310.4.4.

308.10.3.1 Location on premises. Compost piles shall be located as follows:

1. A compost pile shall be located in the rear yard and shall be contained within an approved compost bin. No compost piles are allowed in front or side yards.
2. A compost pile shall not be located within five feet of any property line and shall be at least 60 feet from the center of a roadway. A compost pile shall be no less than five feet from any other building or structure on the premises.
3. A compost pile shall be placed in a well-drained area with no standing water.

308.10.3.2 Compost bin requirements. Only one compost bin is permitted on any residential premises. Compost bins shall meet the following requirements.

1. A compost bin shall be no larger than 600 cubic feet and shall not exceed four feet in height.
2. A compost bin shall be so constructed as not to allow the material within to be blown from the compost pile by wind.
3. All compost bins shall have a cover, which consists of wire mesh or similar material.

308.10.3.3 Maintenance. Compost piles and bins shall be maintained in accordance with the following:

1. All compost bins shall be maintained in good repair and structurally sound.
2. No odor emitted from a compost pile shall be detected more than five feet in any direction from such compost pile.

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3. If odors are emitted and detectable greater than five feet in any direction, then action shall be taken by the person maintaining the compost pile to eliminate such odor. Such action may include, but not be limited to:
   a. Adding lime to the compost pile,
   b. Mixing or turning the compost pile more frequently, and/or
   c. Regulating the moisture content of the compost pile.

308.10.3.4 Contents of compost piles. Compost piles may contain any or all of the following:

1. Grass clippings;
2. Leaves;
3. Dead limbs;
4. Brush;
5. Logs;
6. Wood chips;
7. Foliage;
8. Vegetation from gardens;
9. Shrub cuttings;
10. Sod;
11. Soil;
12. Hay;
13. Straw;
14. Weeds; and
15. Sawdust.

u) Amend Section 602.3 of the IPMC as follows:

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof, shall supply heat during the period from October 1 to April 1 to maintain a temperature of not less than 68 degrees F (20 degrees C) in all habitable rooms, bathrooms, and toilet rooms.

Exception: When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.

v) Amend Section 602.4 of the IPMC as follows:

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to April 1 to maintain a temperature of not less than 65 degrees Fahrenheit (18 degrees Celsius) during the period the spaces are occupied.

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Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions
2. Areas in which persons are primarily engaged in vigorous physical activities.

w) Amend Section 604.2 of the IPMC as follows:

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the National Electrical Code. Dwelling units shall be served by a three-wire, 120/240 volt, and single-phase electrical service having a rating of not less than 100 amperes. Alternate service configurations may be approved by the Building Official.

Section 500.105 **Reserve.**

SECTION 2. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this Ordinance or code adopted thereby are, for any reason, held to be unconstitutional unenforceable or otherwise void, such decision shall not affect the validity of the remaining portion of this Ordinance and code hereby adopted.

SECTION 4. Nothing in the Ordinance shall be construed to affect any notice of violation, suite or proceeding impending in any court or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby replead as set forth in this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by the Ordinance.

SECTION 5. That this ordinance shall be in full force and effect from sixty (60) days after its passage and publication in the official City Newspaper.

PASSED AND APPROVED BY THE GOVERNING BODY of the City of Mission, Kansas, this _____ st day of _____, 2026.

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APPROVED BY THE MAYOR of the City of Mission, Kansas, this _____ st day of _____, 2026.

_____
Solana Flora, Mayor

ATTEST:

_____
Robyn Fulks, City Clerk

APPROVED AS TO FORM:

_____
David K. Martin, City Attorney
Payne & Jones, Chartered
11000 King StreetOverland Park, KS 66210

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ORIDNANCE NO._____

AN ORDINANCE ADOPTING THE 2024 INTERNATIONAL FIRE CODE BY AMENDING EXISTING CHAPTER 500, ARTICLE X OF THE MISSION MUNICIPAL CODE, ENTITLED INTERNATIONAL FIRE CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, KANSAS:

SECTION 1. That the Mission Municipal Code is hereby amended by repealing the previously existing Chapter 500 Article X and providing in lieu thereof the following:

Chapter 500 Model or Standard Code Adoptions
Article X International Fire Code

Section 500.108 **Adoption**

a) There is hereby adopted the 2024 Edition of the International Fire Code to include Appendices B, C, D, H and I, as published by the International Code Council, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion; save and except such portions as are hereinafter specifically omitted, amended, or added. At least one (1) copy of the International Fire Code, 2024 Edition, shall be kept on file in the office of the City Clerk and marked as "Official Copy as incorporated by Ordinance XXXX" with all sections or portions thereof intended to be omitted, amended, or added clearly marked as such and attached a copy of the adoption ordinance; available for inspection by the public at all reasonable hours.

b) Wherever the word "jurisdiction" is used in the International Fire Code, adopted hereby, said term shall mean the City of Mission, Kansas.

Section 500.109 **Violation**

Any person violating any provision of such code shall be punished as provided in Section 100.100 of the Mission City Code.

Section 500.110 **Definitions**

For the purposes of the International Fire Code, 2024 Edition, as adopted, the following words and phrases shall have the following meanings:

a) The "fire chief" shall mean the Fire Chief of Johnson County Consolidated Fire District #2.
b) The "fire code official" shall be appointed by the Fire Chief of Johnson County Consolidated Fire District #2.
c) "Electric Vehicle (EV)" shall mean an automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, and electric motorcycles, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are electric vehicles having a second source of motive power. (CMP-12)
d) "Electrical Vehicle Charging Station (EVCS)" shall mean a public or private parking space that is served by battery charging station equipment including any electrical component,

assembly, or cluster of component assemblies, that is designed to, or has a primary purpose of, the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an EV.

1. LEVEL 1 Electric Vehicle Charging Station - An electric vehicle charging station that operates on a 15 to 20 amp breaker on a 120 volt AC circuit
2. LEVEL 2 Electric Vehicle Charging Station - An electric vehicle charging station that operates on a 40 to 100 amp breaker on a 220 or 240 volt AC circuit
3. LEVEL 3 Electric Vehicle Charging Station - An electric vehicle charging station that operates on a 60 amp or higher breaker on a 480 volt or higher three phase circuit with special grounding equipment. Level 3 stations can also be referred to as rapid charging stations that are typically characterized by industrial grade electrical outputs that allow for faster recharging of electric vehicles.

e) "Surface Parking Lot" shall mean a parking lot which is not enclosed or created by a structure and is an area 'at grade,' or on ground level.

f) "Structured Parking Lot" (See Public Parking Garage, Private Garage, Open Parking Garage) shall mean parking which is an above-grade, ramp access, open-air structure specifically designed to accommodate vehicle parking, a below-grade structure specifically designed to accommodate vehicle parking or on-grade parking that is sheltered under a building that is elevated on piers.

Section 500.111 **Omissions.**
The following provisions of the International Fire Code, as adopted, shall be omitted and not applicable under this code:

a) Section 108 Board of Appeals.

Section 500.112 **Amendments and Additions**
a) Amend Section 101.1 of the IFC to read as follows:

> *101.1 Title*: These regulations and the definitions, omissions, amendments, and additions contained in Section 500.110 through Section 500.112 of the Mission Municipal Code shall be known as the Fire Code of the City of Mission, Kansas, hereinafter referred to as the "International Fire Code (IFC)," or the "Fire Code," or "this code."

b) Amend Section 102 of the IFC by adding a new Section 102.13 to read as follows:

> *102.13 Home Daycares* - Home Daycares that meet the requirement of the Johnson County, Kansas Home Daycare Handbook 2019 edition shall be viewed as meeting the equivalent of the requirements of the IFC.

c) Amend Section 103.2 of the IFC to read as follows:

> *103.2 Appointment:* The Fire Code Official shall also be known as the Johnosn County Consolidated Fire District #2 and/or the Building Official of the City of Mission.

d) Amend Section 104.11.2 of the IFC to read as follows:

104.11.2 Obstructing Operations - No person shall obstruct the operations of the fire district in connection with extinguishment or control of any fire, or actions relative to other emergencies, or disobey any lawful command of the Fire Chief, Fire Code Official, or incident commander of the fire district who may be in charge of the emergency, or any part thereof, or any lawful order of a police officer assisting the fire district. Any person who obstructs the operations of the fire district in connection with extinguishing any fire, or other emergency, or disobeys any lawful command of the applicable Fire Chief or Fire Code Official of the fire district who may be in charge at such a scene, or any part thereof, or any police officer assisting the fire district, shall be guilty of an unlawful act.

e) Amend Section 105.1 of the IFC to read as follows:

105.1 General - Permits shall be in accordance with Section 105.1.1 through 105.6.25 of this Code. Where permits are required elsewhere in this code, the Fire Code Official shall be permitted to waive the requirements for issuance of a permit provided public safety and welfare is maintained.

f) Amend Section 105.1.1 of the IFC to read as follows:

105.1.1 Permits required. A property owner or owner's authorized agent who intends to conduct an operation or business or install or modify systems and equipment that are regulated by this code, or to cause any such work to be performed shall first make application to the Fire Code Official and obtain the required permit. A copy of any issued permit shall be submitted to the Building Official of the City of Mission for his/her/their records. Issued permits shall be kept on the premise designated there at all times and shall be readily available for inspection upon request by the Fire District or the City of Mission.

Exception: Permit applications for a public exhibition or display of fireworks shall be made to the City Clerk of the City of Mission in accordance with Section 205.070 of the Mission Municipal Code. Other than public exhibition or display of firework where a valid permit has been obtained from the City, fireworks are prohibited in the City of Mission.

g) Amend Section 105.1.2 of the IFC to read as follows:

105.1.2 Types of permits. There shall be two types of permits as follows:

1. *Operational permit.* An operational permit allows the applicant to conduct an operation or a business for which a permit is required by Section 105.5 for either:
    1.1 a prescribed period
    1.2 until renewed or revoked.

2. *Construction permit.* A construction permit allows the applicant to install or modify systems and equipment for which a permit is required by Section 105.6

Operational permits are specifically required for the following:
1. Explosives. (105.6.14)
2. Pyrotechnic special effects material. (105.6.40)

h) Amend Section 105.5.16 of the IFC to read as follows:

105.5.16 Explosives, Fireworks and Blasting - An operational permit is required for the manufacture, storage, handling, sale or use of any quantity of explosives, explosive material, or pyrotechnic special effects within the scope of this code, or Chapter 505, Article IV, Blasting Regulations of the Mission Municipal Code.

i) Amend Section 105.5.36 of the IFC to read as follows:

105.5.36 Open burning. An operational permit is required for the kindling or maintaining of an open fire or a fire on any public street, alley, road, or other public or private ground. Instructions and stipulations of the permit shall be adhered to. Applications for open burning shall be submitted in writing to the Fire Code Official before the fire is to be set and shall in such form and contain such information as required by the Fire Code Official. Such applications shall contain information regarding the purpose of the proposed burning, the nature and quantities of material to be burned, the time and date when such burning will take place, the location of the burning site, and the name and phone number of the person responsible for supervision of the burning.

Exception: Recreational fires such as outdoor patio fire pits and fireplaces; chimineas; pizza ovens, and grills where only approved materials such as natural logs or charcoal are burned, and the fire is no more than three (3) feet in diameter and height.

j) Amend Section 108.2 of the IFC to read as follows:

108.2 Schedule of permit fees - On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the Governing Body of the City of Mission.

The fee for each fire alarm, fire sprinkler, building and other permits shall be as set forth by Johnson County Consolidated Fire District #2. When permit fees are required, a plan review fee shall be paid at the time of submitting the submittal documents for plan review.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.1, an additional plan review fee may be charged.

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Fire Code Official. The Fire

Code Official may extend the time for action by the applicant for a period not exceeding 180 days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

k) Amend Section 108.6 of the IFC to read as follows:

108.6 Refunds - The Fire Code Official is authorized to refund a permit fee which was erroneously paid or collected. The Fire Code Official may authorize refunding of not more than eighty percent (80%) of the permit fee paid when no work has been done under the permit issued. The Fire Code Official may authorize refunding of not more than eighty percent (80%) of the plan review paid when no plan review work has been performed.

l) Amend Section 112.3 of the IFC to read as follows:

112.3 Board of appeals - The Board of Appeals shall mean the Board of Code Review as established in Chapter 500, Article XIII of the Mission Municipal Code and shall hear and decide appeals of orders, decisions, or determinations made by the building code official relative to the application and interpretation of this code.

m) Amend Section 113.4 of the IFC to read as follows:

113.4 Violation Penalties - It shall be unlawful for any person, firm or corporation to violate any of the provisions of this code or fail to comply therewith, or to violate or fail to comply with any order made thereunder, or to build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder. Violation of any provision of this code shall be subject to penalties as prescribed under Section 100.100 of the Mission Municipal Code. Each separate day or any portion thereof, during which any violation of this code occurs or continues, shall be deemed to constitute a separate offense, and shall be punishable as herein provided. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

n) Amend Section 114.4 of the IFC to read as follows:

114.4 Failure to Comply - Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

Violation of any provision of this code shall be an unlawful act. Each separate day or any portion thereof, during which any violation of this code occurs or continues, shall be deemed to constitute a separate offense, and shall be punishable as herein provided.

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o) Amend the IFC to omit Section 310.1 through 310.8 of the IFC and add a new Section 310.1 to read as follows:

310.1 Smoking prohibited. Smoking is prohibited in all enclosed places of employment, enclosed public spaces, and certain outdoor areas in accordance with Chapter 225, Article III of the Mission Municipal Code.

p) Amend the IFC by adding a new Section 323 to read as follows:

Section 323, EV Charging Stations

323.1 General. All Electric Vehicle Charging Stations (EVCS) must adhere to the regulations outlined in Section 323.

323.2 Permitting Process of Electric Vehicle Charging Stations.

323.2.1. Approval Required. All Level 2 and Level 3 EVCS are required to have a construction permit as set forth in 105.6 and shall not be erected, operated. or maintained for any purpose without first obtaining a permit and approval from the Fire Code Official.

323.3 General Requirements:

1. Electric vehicle charging systems (EVCS) shall be installed in accordance with NFPA70.
2. Electric vehicle charging equipment shall be listed and labeled in accordance with UL 2202.
3. Electric vehicle supply equipment shall be listed and labeled in accordance with UL 2594.
4. Accessibility to EVCS shall be provided in accordance with Section 1107.
5. Placement and installation of EVCS shall comply with and be installed in accordance with Section 323.

323.4 Fire Protection Requirements:

323.4.1 Standpipe Systems. All parking structures with two or more tiers with Level 2 and Level 3 electric vehicle charging stations shall be provided with a class 1-standpipe system in accordance with 905.3.8

1. The standpipe connection shall be in an approved location not less than 20 feet and no more 100 feet from the electric vehicle charging stations.

323.4.2. Fire Blankets and Cabinets. Electric vehicle charging stations installed in a portion of a structured parking garage shall have a fire blanket(s) secured in a cabinet mounted in approved locations located not less than 20 feet and no more than 100 feet from the charging stations.

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1. The fire blanket shall be a minimum size of 20' x 26' and shall be listed for use on electric vehicles (EV-rated fire blanket) and approved by the Fire Code Official.
2. The cabinet shall be an approved cabinet and be secured with a lock approved by the Fire Code Official.
3. The number of fire blankets and cabinets required shall be determined by the Fire Code Official.

323.4.3. Surface Parking Fire Hydrants. Where Level 2 or Level 3 EVCS are installed on a surface parking lot, fire hydrant placement must comply with section 507.5.

323.5 Placement of electric vehicle charging stations.

323.5.1. Approved Location. An EVCS shall be located on the first floor or top floor of a parking structure only.

323.6 Installation requirements.

323.6.1 Parking space size. All Level 2 and Level 3 EVCS shall be installed at parking spaces with at least a 9.5' x 19' parking stall.

323.6.2. Required signage. All Level 2 and Level 3 EVCS shall include the following information signage as a minimum for fire department response: voltage and amperage levels and contact information for reporting when the EVCS is not operating or other problems.

323.6.3. Emergency Disconnect. An emergency disconnect approved by Fire Code Official shall be installed per the locally amended section of Section 625.43 of the National Electrical Code (NEC). The emergency disconnect switch shall contain a readily legible sign that reads: "ELECTRIC VEHICLE EMERGENCY DISCONNECT."

Exceptions: These subsection requirements shall apply to parking and loading areas for all non-residential buildings and multifamily dwellings and shall not apply to single-family or two-family dwelling types.

q) Amend the IFC by adding a new Section 503.3.1 to read as follows:

503.3.1 Marking requirements. Each separate fire lane signage, which may consist of one sign or a combination of signs, shall have a cumulative minimum size of 96 square inches and contain the “No Parking” words or symbol with the words “Fire Lane” located directly beneath the “No Parking” words or symbol. Each sign or combination of signs are required to be uniformly mounted between 2 feet 8 inches to 7 feet 0 inches above grade to the

bottom of the sign and so located not to obstruct pedestrian traffic. The sign or combination of signs shall be mounted within 6 feet of the curb or striped pavement and are required to face or run parallel with oncoming vehicular traffic. The sign or combination of signs may be mounted on the building, pole base, or any other structure provided the signage meets the setback and minimum and maximum height requirements indicated above. The sign, or combination of signs, are required to be spaced no more than 200 feet apart. In addition, the curb, or pavement if a curb is absent, is required to be marked with a yellow or red stripe that shall run not less than 6 feet of each 30-foot length of fire lane. Each separate yellow or red striped area shall contain 3-inch black lettering indicating "Fire Lane"; provided, however, that the presence of such lettering is not a prerequisite to the enforcement of fire lane parking violations. Furthermore, the exceeding of any standards intended to inform the public of the location of a fire lane shall not affect the enforcement of this section.

r) Amend Section 503.4 of the IFC to read as follows:

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner including the parking of vehicles. The Fire Code Official is authorized to have towed, at the owner's expense, any vehicle obstructing the fire apparatus access road. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.

s) Amend Section 503.6 of the IFC to read as follows:

503.6 Security Gates - The installation of security gates across a fire apparatus access road shall first be approved by the Fire Code Official in writing prior to installation. Where security gates are installed, they shall have an approved means of emergency operation with a manual secondary means of emergency operation in the event of failure of the primary emergency operation. The security gates and emergency operations shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.

t) Amend Section 505.1 of the IFC to read as follows:

Exceptions:
1. If more than one entry door is installed on a facade, only one door needs to be marked (entry doors defined as overhead or cargo doors and normal passage doors).
2. Further exceptions shall be permitted by the Fire Code Official.

505.1.2 Additional identification. - Where identification of additional exits would be of benefit to emergency response personnel, a sequential numbering system may be required by the Fire Code Official whereby the interior and exterior surfaces of each exit are marked in an approved manner.

u) Amend Section 506.1 of the IFC to read as follows:

506.1 Where Required - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, a key box shall be installed in an approved location as required by the Fire Chief or designated Fire Code Official. The key box shall be an approved type listed in accordance with UL 1037 and shall contain keys or access cards to gain necessary access as required by the Fire Chief or designated Fire Code Official.

v) Amend Section 506.2 of the IFC to read as follows:

506.2 Key Box Maintenance - The operator of the building shall immediately notify the Fire Code Official of Johnson County Consolidated Fire District #2 and provide the new key when a lock is changed or re-keyed. The key to such lock shall be secured in the key box. The key box shall be maintained in working order by the operator/owner/occupant of the building.

w**)** Amend the IFC by adding a new Section 507.1.1 to read as follows:

507.1.1 Water Distribution System Failures - Water districts serving areas within the City shall notify the Emergency Communications Center of any failure in their water distribution system; hydrant repair, main breaks, pump failures, or other interruptions of water supply that may affect water supply for fire control purposes.

x) Amend Section 507.5.1.1 of the IFC to read as follows:

507.5.1.1 Hydrant for Fire Sprinkler and Standpipe Systems - Buildings equipped with a fire sprinkler or standpipe system that is installed in accordance with Section 903 or 905 shall have a fire hydrant within 100 feet of the fire department connections.

507.5.1.2 Line and Hydrant tests - Private hydrants and supply piping shall be tested as specified in NFPA 24. Hydrants shall comply with AWWA standards adopted by the Johnson County Water District and maintained to AWWA-M17 standard.

507.5.1.3 Hydrants- Color - All fire hydrants shall be painted and highly visible. Private fire hydrants shall be painted red.

y) Amend Section 901.6 of the IFC to read as follows:

901.6 Inspection, Testing and Maintenance - Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Non-required fire protection systems and equipment shall be inspected, tested and maintained, or removed. The inspection, testing and maintenance of fire protection systems and equipment shall be performed by a fire protection engineer who is licensed in the State of Kansas, or a contractor with National Institute for Certification in Engineering Technologies (NICET), Level II technicians in the applicable discipline

(automatic sprinkler systems, fire alarm systems or inspection and testing of water-based system), licensed to do so by the Kansas State Fire Marshal, and approved by the Fire Code Official.

z) Amend Section 903.3.1.2.1 of the IFC to read as follows:

903.3.1.2.1 Balconies and decks - Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios of dwelling units and sleeping units. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch to 6 inches below the structural members and a maximum distance of 14 inches below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

aa) Amend Section 903.4.3 of the IFC to read as follows:

903.4.3 Alarms - An approved audio/visual device shall be connected to each automatic sprinkler system. Such sprinkler system water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building directly above the fire department connection or in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

ab) Amend Section 912.3 of the IFC to read as follows:

912.3 Fire Hose Threads - The fire department connection shall be fitted with a five (5) inch Storz quick coupling connector.

ac) Amend Section 1023.9 of the IFC to read as follows:

1023.9 Stairway Identification Signs - A sign shall be provided at each floor landing in an interior exit stairway and ramp connecting more than three stories designating the floor level, the terminus of the top and bottom of the interior exit stairway and ramp, and the identification of the stairway or ramp. The signage shall state the story of, and the direction to, the exit discharge and the availability of roof access from the interior exit stairway and ramp for the fire department.

The sign shall be located five (5) feet above the floor landing in a position that is readily visible when the doors are in the open and closed position. In addition to the stairway identification sign, a floor level sign in visual characters, raised characters and braille complying with ICC A117.1 shall be located at each floor level landing adjacent to the door leading from the interior exit stairway and ramp into the corridor to identify the floor level.

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The signs shall be color coded or have colored borders that are identified as follows: red shall be used for the primary exit enclosure, blue for the third stairwell, white for the fourth, and green for the fifth.

ad) Amend Section 5601.2 of the IFC to read as follows:

5601.2 Permit Required - A permit application shall be made to the Johnson County Consolidated Fire District #2 office who shall issue the same only if the Fire Chief or his or her designated Fire Code Official shall after inspection approve the issuance of the permit. There shall be a fee of one-hundred dollars ($100.00) for making such application. Permits shall expire 30 days after date of issuance. Permits shall be obtained for the following:

1. To manufacture, possess, store, sell, display, or otherwise dispose of explosive materials.
2. To use explosive materials.
3. To operate a terminal for handling explosive materials.

5601.2.1 Residential Uses -No person shall keep or store, nor shall any permit be issued to keep or store, any explosives at any place of habitation, or within one hundred (100) feet thereof.

Exceptions:
The storage of smokeless propellant, black powder and small arms primers for personal use and not for resale in accordance with Section 5606.

5601.2.2 Sale and Retail Display - No person shall construct a retail display or offer for sale explosives, explosive materials or fireworks upon highways, sidewalks, public property or in Group A or Group E occupancies.

5601.2.3 Permit Restrictions - The Fire Code Official is authorized to limit the quantity of explosives, explosive materials or fireworks permitted at a given location. No person possessing a permit for storage of explosives at any place shall keep or store an amount greater than authorized in such permit. Only the kind of explosive specified in such permit shall be kept or stored.

5601.2.4 Financial Responsibility - Before a permit is issued, as required by Section 5601.2, the applicant shall file with the jurisdiction a corporate surety bond in the principal sum of one-million dollars ($1,000,000) or a public liability insurance policy for the same amount, for the purpose of the payment of all damages to persons or property which arise from, or are caused by, the conduct of any act authorized by the permit upon which any judicial judgment results. The Fire Code Official is authorized to specify a greater or lesser amount when in his/her/their opinion, conditions at the location of use indicate a greater or lesser amount is required. Government entities shall be exempt from this bond requirement.

5601.2.4.1 Blasting - Before approval to perform blasting is issued, the applicant for approval shall file a bond or submit a certificate of insurance in such form, amount and

coverage as determined by the legal department of the jurisdiction to be adequate in each case to indemnify the jurisdiction against any and all damages arising from permitted blasting. An operational permit is required for the manufacture, storage, handling, sale or use of any quantity of explosives, explosive material, fireworks, or pyrotechnic special effects within the scope of this code, or Chapter 505, Article IV, Blasting Regulations of the Mission Municipal Code.

5601.2.4.2 Fireworks Display - The permit holder shall furnish a bond or certificate of insurance in an amount deemed adequate by the Fire Code Official for the payment of all potential damages to a person or persons or to property by reason of the permitted display, and arising from any acts of the permit holder, the agent, employees or subcontractors.

ae) Amend Section 5601.4 of the IFC to read as follows:

5601.4 Qualifications - Persons in charge of magazines, blasting, fireworks display or pyrotechnic special effect operations shall not be under the influence of alcohol or drugs which impair sensory or motor skills, shall be at least 21 years of age and shall demonstrate knowledge of all safety precautions related to the storage, handling or use of explosives, explosive materials or fireworks, possess a valid Blaster's Certificate issued by the State of Kansas Fire Marshal's Office, ATF&E Notice of Clearance, and valid photo identification.

af) Amend Section 5607.4 of the IFC to read as follows:

5607.4 Hours of Operation - Blasting operations shall be conducted Monday through Friday only, between the hours of 8:30 a.m. and 4:30 p.m.

Exceptions:

1) When other times are approved in writing in advance by the Fire Chief or his/her/their designated Fire Code Official.

ag) Amend the IFC by adding a new Section 5607.16 to read as follows:

5607.16 Pre-blast Survey and Notification - At least 15 days before initiation of blasting, the surveyor shall notify, in writing, all residents or owners of dwellings or other structures located within five hundred (500) feet of the blasting area of the location and date of the proposed blasting and the intent to conduct a pre-blast survey. The Fire Code Official may identify alternate re-blast survey distances.

The surveyor shall promptly conduct a pre-blast survey of the dwelling(s) or structure(s) and promptly prepare a written report of the survey. An updated survey of any additions, modifications or renovations shall be performed by the surveyor if requested by the contractor or the Fire Code Official.

The surveyor shall determine the condition of the dwelling(s) or structure(s) and shall document any existing damage and other physical factors that could reasonably be affected

by the blasting. The surveyor shall examine the interior as well as the exterior structure and shall document any damage by means of digital photographic or digital video methods. Structures such as pipelines, cables, transmission lines, cisterns, wells, and other water systems warrant special attention; however, the assessment of these structures may be limited to surface conditions and other readily available data.

The written report of the survey shall be signed by the person who conducted the survey. Copies of the report shall be promptly provided to the contractor and made available to the Fire Code Official. All surveys shall be completed by the surveyor before the initiation of blasting. All surveys shall be conducted by an independent third party, regularly engaged in performing pre-blast surveys.

The contractor shall notify the owners of all gas, water, sanitary and petroleum pipelines in an area where blasting will be utilized. A representative of the pipeline(s) shall be allowed to be present to observe preparations and blasting.

ah) Amend the IFC by adding a new Section 5607.17 to read as follows:

5607.17 Ground Vibration - Regardless of the distance of nearby facilities, building or other structures, the blasting operations shall be carried out in such a manner that they will not cause fly rock damage from air blast overpressure or ground vibration. The contractor or operator shall conduct seismic monitoring of all blasts. The seismic recording site shall be located at the nearest structure or building within five-hundred (500) feet of the blast site. The maximum peak particle velocity at any such recording site shall not exceed one inch per second in any of three mutually perpendicular directions.

ai) Amend the IFC by adding a new Section 5607.18 to read as follows:

5607.18 Distance from Structures - There shall be no blasting within one-hundred (100) feet of any structure or building.

aj**)** Amend the IFC by adding a new Section 5607.19 to read as follows:

5607.19 Blasting Records - The contractor shall retain a record of all blasts for at least three (3) years. Upon request, copies of these records shall be made available to the Fire Code Official and to the public for inspection. Such records shall contain the following data:

1. Name of contractor conducting the blast.
2. Location, date and time of blast.
3. Name, signature and certificate number of blaster conducting the blast.
4. Identification, direction and distance, in feet, from the nearest blast hole to the nearest dwelling, public building, school, church, community or institutional building outside the permit area, except those described herein.
5. Weather conditions, including those which may cause possible adverse blasting effects.
6. Type of material blasted.
7. Sketches of the blast pattern including number of holes, burden, spacing, decks and delay patterns.

8. Diameter and depth of holes.
9. Types of explosives used.
10. Total weight of explosives detonated in an 8-millisecond period.
11. Initiation system.
12. Type and length of stemming.
13. Mats or other protections used.

Seismographic and air blast records shall include:

1. Type of instrument, sensitivity, and calibration signal, or certification of annual calibration.
2. Exact location of instrument and the date, time and distance from the blast.
3. Name of the person or firm taking the reading.
4. Name of the person and firm analyzing the seismographic record.
5. The vibration and/or air blast level recorded.

ak) Amend the IFC by adding a new Section 5704.2.01 to read as follows:

5704.2.01 Above-Ground Storage - The storage of Class I and Class II liquids in outside aboveground tanks shall be prohibited within the city limits of the City of Mission, Kansas except in a designated M-1 & M-P district insofar as the same may be relevant to the proposed stationary aboveground tank.

SECTION 2. That all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this Ordinance or code adopted thereby are, for any reason, held to be unconstitutional, unenforceable, or otherwise void, such decision shall not affect the validity of the remaining portions of this Ordinance and code hereby adopted.

SECTION 4. Nothing in this Ordinance shall be construed to affect any notice of violations, suit, or proceeding impending in any court or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby replead as set forth in this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 5. That this ordinance shall be in full force and effect sixty (60) days from and after its passage and publication in the official City Newspaper.

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PASSED AND APPROVED BY THE GOVERNING BODY of the City of Mission, Kansas, this _____ st day of _____, 2026.

APPROVED BY THE MAYOR of the City of Mission, Kansas, this _____ st day of _____, 2026.

_____
Solana P. Flora, Mayor

ATTEST:

_____
Robyn Fulks, City Clerk

APPROVED AS TO FORM:

_____
David K. Martin, City Attorney
Payne & Jones, Chartered
11000 King Street
Overland Park, KS 66210

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ORDINANCE NO._____

AN ORDINANCE ADOPTING THE 2024 INTERNATIONAL ENERGY CONSERVATION CODE BY AMENDING EXISTING CHAPTER 500, ARTICLE XI OF THE MISSION MUNICIPAL CODE, ENTITLED INTERNATIONAL ENERGY CONSERVATION CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, KANSAS:

SECTION 1. That the Mission Municipal Code is hereby amended by repealing the previously existing Chapter 500 Article XI and providing in lieu thereof the following:

Chapter 500 Model or Standard Code Adoptions
Article XI International Energy Conservation Code

Section 500.115 **Adoption.**

a) There is hereby adopted the 2024 Edition of the International Energy Conservation Code to include Appendices CB, CG, RB, RE and RK, as published by the International Code Council, for regulating the energy efficiency of building envelopes and the installation of energy efficient mechanical, lighting and power systems in the City of Mission, providing for the issuance of permits and collection of fees thereof; save and except such parts or portions hereinafter specifically omitted, amended, or added. At least one (1) copy of the International Energy Conservation Code, 2024 Edition, shall be kept on file in the office of the City Clerk and marked as "Official Copy as incorporated by Ordinance XXXX" with all sections or portions thereof intended to be omitted, amended or added clearly marked as such and attached a copy of the adoption ordinance; available for inspection by the public at all reasonable hours.

b) Wherever the word "jurisdiction" is used in the International Energy Conservation Code, adopted hereby, said term shall mean the City of Mission, Kansas.

Section 500.116 **Violation.**
Any person violating any provision of this code shall be punished as provided in Section 100.100 of the Mission City Code.

Section 500.117 **Definitions.**
For the purposes of the International Energy Conservation Code, 2024 Edition, as adopted, the following words and phrases shall have the following meanings:
a) The term "code official" shall mean the Building Official.

Section 500.118 **Omissions.**
The following provisions of the International Energy Conservation Code, as adopted, shall be omitted and not applicable under this code:
a) Section C109, R109 Board of Appeals.

Section 500.119 **Amendments and Additions.**
a) Amend Section C101.1, R101.1 of the IECC as follows:

Section C101.1 and R101.1 Title: These regulations and the definitions, omissions, amendments, and additions contained in Section 500.117 through Section 500.119 of the Mission Municipal Code shall be known as the Energy Conservation Code of the City of Mission, Kansas, hereinafter referred to as the "International Energy Conservation Code (IECC)," or the "Energy Code," or "this code."

b) Amend Section C107.4 of the IECC to read as follows:

C107.4 Special inspections, tests, and inspection agencies. In lieu of or supplemental to the required inspections as outlined in Section C107.2, the building official may require special inspections or tests to be performed by an approved agency or agencies. In such cases, the owner or owner's authorized agent, other than the contractor, shall employ one or more approved agencies to provide special inspections and tests during construction on the types of work specified in this section. An approved agency shall be one that meets the requirements as specified in Section 1703 of the International Building Code.

The following shall be provided prior to issuance of a permit:

1. The design professional in responsible charge shall provide a statement of intent listing the required special inspections and tests in accordance with Section C107.1 through C701.4.
2. A letter of confirmation from the approved agency or agencies shall be provided to the building official that confirms the agency has been hired to perform the required inspections.

C107.4.1 Air barrier. An approved third-party agency shall inspect the air barrier in accordance with the approved plans and Section C402.6

C107.4.2 Insulation and thermal envelope. An approved third-party agency shall inspect the installation of insulation and other thermal envelope components in accordance with the approved plans and Section C402.6

C107.4.3 Air tightness. An approved third-party agency shall test the air tightness of teh building in accordance with Section C402.6

C107.4 .4 Duct sealing and leakage. An approved third-party agency shall inspect the duct sealing and test the duct leakage for compliance with Section C403.13 or Section C503.3.3.

c) Amend by adding new Sections C110, R110 of the IECC as follows:

C111.1, R111.1 Violation Penalties. Violations of any provision of this code shall be an unlawful act. Each separate day or any portion thereof, during which any violation of this code occurs or continues, shall also be deemed to constitute a separate offense, and shall be punishable as provided Municipal Code Section 100.100.

C11.5.1, R111.5.1 Prosecution of violation. Any person failing to comply with a notice of violation or order shall be deemed guilty of an unlawful act. If the notice of violation is not complied with, the Building Code Official may request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

d) Amend Section R107.4 of the IECC to read as follows:

R107.4 Special inspections, tests, and inspection agencies. In lieu of or supplemental to the required inspections as outlined in Section R107.2, the building official may require special inspections or tests to be performed by an approved agency or agencies. In such cases, the owner or owner's authorized agent, other than the contractor, shall employ one or more approved agencies to provide special inspections and tests during construction on the types of work specified in this section. An approved agency shall be one that meets the requirements as specified in Section 1703 of the International Building Code.

The following shall be provided prior to issuance of a permit:

3. The design professional in responsible charge shall provide a statement of intent listing the required special inspections and tests in accordance with Section R107.1 through R701.4.
4. A letter of confirmation from the approved agency or agencies shall be provided to the building official that confirms the agency has been hired to perform the required inspections.

R107.4.1 Air barrier. An approved third-party agency shall inspect the air barrier in accordance with the approved plans and Section R402.5

R107.4.3 Air tightness. An approved third-party agency shall inspect teh air barrier in accordance with the approved plans and Section R402.5.

R107.4.2 Insulation and thermal envelope. An approved third-party agency shall inspect the installation of insulation and other thermal envelope components in accordance with the approved plans and Section R402.5

R107.4 Duct sealing and leakage. An approved third-party agency shall inspect the duct sealing and test the duct leakage for compliance with Section R403.3 or Section R503.1.

e) Amend Table R406.5 as follows:

Table R406.5 Energy Rating Index

Climate Zone	Energy Rating Index – No OPP	Energy Rating Index – With Opp
4	60	45

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f) Amend Table CG101.2.1 of Appendix CG of the IECC to read as follows:

Table CG101.2.1-Required EV Power Transfer Infrastructure			
Occupancy	EVSE Spaces	EV Ready Spaces	EV Capable Spaces
Group A (Assembly)	5%	0%	10%
Group B (Office)	5%	0%	10%
Group E (Educational 1—12)	5%	0%	10%
Group F (Industrial)	0%	0%	5%
Group H (Hazardous)	0%	0%	5%
Group I (Hospitals/Nursing)	0%	0%	5%
Group M (Mercantile)	5%	0%	10%
Group R-1 (Hotel/Motel)	10%	5%	25%
Group R-2 (Apartments)	10%	5%	25%
Group R-3 and R-4 (Skilled Nursing	0%	0%	5%
Group S (Storage, non-parking garages)	0%	0%	0%
Group S-2 (Storage parking garages)	10%	5%	25%

g) Amend Section RE101.2.1 of Appendix RE of the IECC to read as follows:

> *Section RE101.2.1. Quantity* New one- and two-family dwellings and townhouses with a designated, attached or detached garage or other on-site private parking adjacent to the dwelling unit shall be provided with one EV capable space or EV ready space per dwelling unit.

SECTION 2. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, or phase of this Ordinance or the code adopted, thereby are, for any reason, held to be unconstitutional, unenforceable, or otherwise void, such decision shall not affect the validity of the remaining portion of this Ordinance and code hereby adopted.

SECTION 4. Nothing in this Ordinance shall be construed to affect any notice of violation, suit cause of action acquired or existing, under any act or ordinance hereby replead as set forth in this Ordinance; nor shall any just or legal or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 5. That this ordinance shall be in full force and effect sixty (60) days from and after its passage and publication in the official City Newspaper.

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PASSED AND APPROVED BY THE GOVERNING BODY of the City of Mission, Kansas, this _____ st day of _____, 2026.

APPROVED BY THE MAYOR of the City of Mission, Kansas, this _____st day of _____, 2026.

_____
Solana P. Flora, Mayor

ATTEST:

_____
Robyn Fulks, City Clerk

APPROVED AS TO FORM:

_____
David K. Martin, City Attorney
Payne & Jones, Chartered
11000 King Street
Overland Park, KS 66210

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ORDINANCE NO. _____

AN ORDINANCE RENUMBERING EXISTING CHAPTER 500, ARTICLE XI-A ARTICLE XII, AND ARTICLE XIII OF THE MISSION MUNICIPAL CODE, AND MAKING CERTAIN AMENDMENTS THERETO, AND ADDING A NEW ARCTICLE XII TO BE ENTITILED, A117.1 STANDARDS FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, KANSAS:

SECTION 1. The Mission Municipal Code is hereby amended by renumbering Chapter 500, Article XI-A, Board of Code Review to be Chapter 500, Article XIII, Board of Code Review.

SECTION 2. Chapter 500, Article XIII, Board of Code Review is further amended to read as follows:

a) Section 500.122. Creation.

There is hereby established a Board of Code Review to advice the City Council on matters pertaining to building construction in the city of Mission; advice the City Council on the adoption of any building code; and to hear any appeal of orders issued by, decisions made by, or interpretation of the building codes by the Building Code Official and/or the Public Works Director of the City of Mission.

b) Section 500.124 Powers and Duties.

A. The Board of Coder Review shall:

1. Provide advice and counsel and shall render interpretations or opinions to the Building Code Official, upon such person's request, regarding the provisions of the various codes, standards and other publications adopted by the City pursuant to this Code of Regulations.

2. Review and provide comment to the City Council concerning the contents of any newly published edition of any code, standard or other publication adopted or proposed to be adopted by the City pursuant to this Code of Regulations; recommending to the City Council the advisability of adopting same, with or without any omissions, amendments, or additions thereto proposed by the Board of Code Review.

3. Consider appeals of orders, decisions, or interpretations of this Code of Regulations (building codes) made by the Building Official, Code Enforcement Officer, and/or the Director of Public Works.

B. The BCR shall be limited in its authority to that of an advisory board and neither its advice, counsel or opinions shall be binding upon or control the actions of the City of Mission or the Building Code Official.

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c) Section 500.126 Membership.

A. The Board of Code Review should consist of members who are qualified by their experience and training to advise upon matters pertaining to the various codes, standards and other publications adopted by the City of Mission pursuant to this Code of Regulations. Toward that end, membership of the Board of Code Review should be comprised, to the extent possible, of individuals from the following crafts and professions:

1. Architecture.
2. Builders.
3. Electricians.
4. Engineering.
5. Plumbing.
6. Fire protection.
7. Mechanical.

B. Membership in the Board of Code Review shall be limited to five (5) in number.

C. Members of the Board of Code Review shall be appointed by the Mayor for a two-year term and serve at the pleasure of the City Council until their term expires. Vacancies shall be filled by appointment of the Mayor for the unexpired term.

D. The initial appointments to the Board of Code Review shall be made so that two members serve for a one (1) year term, and three members serve for a two (2) year term. Thereafter, all appointments shall be made for two (2) year terms, provided all vacancies shall be filled for the unexpired term.

E. Members appointed shall select one (1) of their number as Chairperson and one (1) as Vice Chairperson who shall serve one (1) year terms in that capacity. A Chairperson or Vice Chairperson may serve one (1) or more consecutive terms in that capacity.

F. The Building Official shall be an ex-officio, non-voting member of the Board of Code Review and shall act as the secretary for the Board. The Building Official, or his or her designate, shall keep a proper record of all the proceedings of the Board.

G. Members of the Board of Code Review shall serve without compensation for their services but may receive such traveling expenses and training as the City Council authorizes, which shall be paid from any funds available for such purpose.

d) Section 500.128. Review and Proceedings and Procedures.

A. In addition to any other duties and responsibilities exercised by the Board of Code

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Review under the provisions of this Article, the Board shall be authorized to hear and determine any written request filed by any person for review and reconsideration of any decision of the Building Official which is discretionary in nature or which involves an interpretation of any code, standard or other requirement adopted under this code.

1. An application for appeal shall be based on a claim that the true intent of the code as adopted by the City has been incorrectly interpreted, the provisions of the code as adopted do not fully apply or an equally good or better form of construction is proposed. The Board shall not have authority to waive the requirements of the code.

2. Any person seeking review of a decision or interpretation of the Building Official shall, within ten (10) days of the decision or interpretation, file a written request for review or reconsideration, on a form approved by the Board of Code Review, specifying the nature of the decision and the relief requested.

3. Upon receipt of any written request for review, the Board of Code Review shall give notice to the applicant and the Building Code Official of the time and place, not more than fourteen (14) days thereafter, when the Board shall meet to review and consider the request.

4. The Board of Code Review shall, after hearing the request, issue its opinion in writing to the applicant and the Building Code Official.

5. The Building Code Official may concur in the opinion rendered by the Board of Code Review or may submit the matter to the Mission City Council for final review and decision.

B. On any action proposed by the Code Enforcement Officer under the International Property Maintenance Code, as adopted, for the posting, repair, vacation, demolition, rehabilitation, destruction or removal of any building or structure, the property owner may, within ten (10) days of receipt of notice of the proposed action, request, in writing, a review and reconsideration of the decision of the Building Official and the Board of Code Review shall provide a review hearing to the applicant prior to any further action being taken by the Building Code Official.

C. Except as set forth in Subsection (B), the Board of Code Review shall not have any authority over nor review any matter related to a citation, a prosecution or enforcement action issued by the Code Enforcement Officer and/or the Building Code Official for any alleged violation of the Code or any code or standard adopted by this code and all such actions shall be heard and reviewed by an appropriate court of competent jurisdiction.

D. Within thirty (30) days of their initial meeting or as soon as thereafter as reasonable and practicable, the Board of Code Review shall propose and adopt, subject to the approval of the City Council, rules and procedures for the performance of its duties and the conduct of its responsibilities.

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SECTION 3. The Mission Municipal Code is hereby amended by renumbering Chapter 500, Article XII, Administrative Responsibility to be Article XIV Administrative Responsibility. No other amendments are to be made.

SECTION 4. The Mission Municipal Code is hereby amended by renumbering Chapter 500, Article XIII, Enforcement, Violations and Penalties to be Article XV Enforcement, Violations and Penalties. No other amendments are to be made.

SECTION 5. The Mission Municipal Code is hereby amended by establishing a new Chapter 500, Article XII to be read as follows:

Chapter 500 Model or Standard Code Adoptions
Article XII. A117.1 Standards for Accessible and Usable Buildings and Facilities

Section 500.122 Adoption

a) There is hereby adopted the 2017 Edition of the A117.1 Standards for Accessible and Usable Buildings and Facilities, as published by the International Code Council, for the purpose of prescribing standards for the accessibility and use of sites, buildings, facilities, and elements thereof in the City of Mission for those individuals with physical disabilities; except such portions hereinafter specifically omitted, amended, or added. At least one (1) copy of the A117.1 Accessibility Code, 2017 Edition, shall be kept on file in the office of the City Clerk and marked as "Official Copy as incorporated by Ordinance XXXX" with all sections or portions thereof intended to be omitted, amended, or added clearly marked as such and attached a copy of the adoption ordinance; available for inspection by the public at all reasonable hours.

b) Wherever the word "jurisdiction" is used in the International Existing Building Code, adopted hereby, said term shall mean the City of Mission, Kansas.

Section 500.124 Violation
Any person violating any provision of such code shall be punished as provided in Section 100.100 of the Mission City Code.

Section 500.126 Definitions
There are no new definitions.

Section 500.128 Omissions
There are no omissions.

Section 500.129 Amendments and Additions
The following amendments shall be made:

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a) Amend Section 101.1 of the IEBC to read as follows:

> *Section 101.1 Title.* These regulations and the definitions, omissions, amendments, and additions contained in Section 500.124 through Section 500.129 of the Mission Municipal Code shall be known as the Accessibility Code of the City of Mission, Kansas, hereinafter referred to as the "A117.1 Standards for Accessible and Usable Buildings and Facilities," or the "Accessibility Code," or "this code."

SECTION 6. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7. If any section, subsection, sentence, clause, or phrase of this Ordinance or the code adopted thereby are, for any reason, held to be unconstitutional, unenforceable, or otherwise void, such decision shall not affect the validity of the remaining portions of this Ordinance and code hereby adopted.

SECTION 8. Nothing in this Ordinance shall be construed to affect any notice of violation, suit, or proceeding impending in any court or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby replead as set forth in this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 9. That this ordinance shall be in full force and effect sixty (60) days from and after its passage and publication in the official City Newspaper.

PASSED AND APPROVED BY THE GOVERNING BODY of the City of Mission, Kansas, this _____ day of _____, 2026

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APPROVED BY THE MAYOR of the City of Mission, Kansas, this _____ day of _____, 2026.

_____
Solana P. Flora, Mayor

ATTEST:

_____
Robyn Fulks, City Clerk

APPROVED AS TO FORM:

_____
David K. Martin, City Attorney
Payne & Jones, Chartered
11000 King Street
Overland Park, KS 66210

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ORIDNANCE NO. _____

AN ORDINANCE ADOPTING THE 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE BY AMENDING EXISTING CHAPTER 505, ARTICLE IX OF THE MISSION MUNICIPAL CODE, ENTITLED PRIVATE AND PUBLIC SWIMMING POOLS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, KANSAS:

SECTION 1. That Division I – Private Swimming Pools - of Chapter 505, Article IX, of the Mission Municipal Code be repealed and replaced with a new Division I – Private Swimming Pools – to read as follows:

Section 505.310 **Adoption of the International Swimming Pool and Spa Code**

a) There is hereby adopted the 2024 Edition of the International Swimming Pool and Spa Code, as published by the International Code Council, for the purpose of prescribing regulations governing conditions for the erection, construction, enlargement, alteration, repair and maintenance of swimming pools and spas in the City of Mission, and providing for the issuance of permits and collection of fees thereof; save and except such parts or portions thereof as specifically omitted, amended, or added. At least one (1) copy of the International Swimming Pool and Spa Code, 2024, Edition, shall be kept on file in the office of the City Clerk and marked as the "Official Copy as incorporated by Ordinance XXXX" with all sections or portions thereof intended to be omitted, amended or added clearly marked as such and attached a copy of the adoption ordinance; available for inspection by the public at all reasonable hours.

b) Wherever the word "jurisdiction" is used in the International Swimming Pool and Spa Code, adopted hereby, said term shall mean the City of Mission.

Section 505.315 **Violation**

Any person violating any provision of such code shall be punished as provided in Section 100.100 of the Mission City Code.

Section 505.320 **Omissions**

The following provisions shall be omitted:

a) *Section 109: Means of Appeal.*

Section 505.325 **Amendments and Additions**

The following amendments shall be made:

a) Amend Section 101.1 of the ISPC to read as follows:

> *Section 101.1 Title.* These regulations shall be known as the Swimming Pool and Spa Code of Mission, Kansas, hereinafter referred to as the "International Pool and Spa Code (ISPC)," "Pool and Spa Code or "this code".

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b) Amend Section 101.2 of the ISPC to read as follows:

Section 101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, replacement, repair, and maintenance of aquatic recreation facilities pools and spas for single-family dwelling units. All public facilities are governed by the 2025 Johnson County Aquatic Health Code as adopted by the City of Mission (Ordinance 1626).

c) Amend Section 305.1 of the ISPC to read aa follows:

305.1 General. The provisions of this section shall apply to the design of barriers of restricting entry into areas having pools and spas. Section 305.2 through 305.7 shall apply regardless of whether the pool or spa has a safety cover or not.

d) Amend Section 305.2.1 of the ISPC to read as follows:

Section 305.2.1 Barrier height and clearances. Barrier heights and clearances shall be in accordance with the following:

1. The top of the barrier shall be not less than six (6) feet above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of three (3) measured horizontally from the outside of the required barrier.
2. The vertical clearance between grade and the bottom of the barrier shall not exceed two (2) inches for grade surfaces that are not solid, such as grass or gravel where measured on the side of the barrier that faces away from the pool or spa.
3. The vertical clearance between a surface below the barrier to a solid surface such as concrete, and the bottom of the required barrier shall not exceed four (4) inches that faces away from the pool or spa.
4. Where the top of the pool or spa is below grade, the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the barrier shall not exceed four (4) inches.

e) Amend Section 321.1 of the ISPC to read as follows:

Section 321.1 of the ISPC Backwash water or draining water. Backwash water or draining water shall be discharged to the sanitary sewer system. When not feasible, backwash water or draining water may be discharged to the stormwater sewer with the approval of the Building Official. Draining of a pool or spa must be done in a controlled manner with a pipe or hose directed to the street or nearest storm sewer inlet, and so as not to allow water to drain on to adjacent properties. Direct connections shall not be made between the end of the backwash line and the disposal system. Drains shall discharge through an air gap.

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Section 505.330 **Location of Pools**.
Outside or open air, private swimming pools shall be located in the back yard of residential lots and not less than seven (7) feet from the side or rear property line, and not less than fifteen (15) feet from the property line on the street side of corner lots. No pool shall be located closer than twenty (20) feet to the principal structure on an adjoining lot nor closer than sixty (60) feet to the front property line.

Section 505.335 **Lighting**.
No artificial lighting shall be maintained or operated in connection with a private or public swimming pool or spa in such a manner as to be a nuisance or annoyance to adjoining properties. Overhead lighting of private or public swimming pools or spas shall be directed to property on which the pool or spa is located and not allowed to spill over on to adjacent properties.

Section 505.340 **Discharge**.
All private swimming pools shall discharge into the sanitary sewer system. Where it is not feasible for a private swimming pool to drain into the sanitary sewer system, such pool may be allowed to drain into the storm water sewer with the approval of the Building Official. No swimming pool or spa, private or public, shall be allowed to drain onto an adjacent property.

Section 505.345 **General Maintenance**.
The owner of every private swimming pool or spa to be occupied by people will be responsible for maintaining said pool or spa in good, sanitary condition. Private swimming pools and spas shall be maintained in good working order and free of standing water, trash, debris or other effluvia and shall not serve as a breeding ground for insects or other vectors.

SECTION 2. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause or phrase of this ordinance, or the code adopted thereby, is for any reason, held to be unconstitutional, unenforceable, or otherwise void, such decision shall not affect the validity of the remaining portions of this Ordinance and code herby adopted..

SECTION 4. Nothing in this Ordinance shall be construed to affect any notice of violation, suite or proceeding impending in any court or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby replead as set forth in this Ordinance; nor shall any just or legal right or remedy of any character be lost or impaired or affected by this Ordinance.

SECTION 5. That this ordinance shall be in full force and effect sixty (60) days from and after its passage and publication in the official City Newspaper.

PASSED AND APPROVED BY THE GOVERNING BODY of the City of Mission, Kansas, this _____ day of _____, 2026

DRAFT

APPROVED BY THE MAYOR of the City of Mission, Kansas, this _____ day of _____, 202.

_____
Solana P. Flora, Mayor

ATTEST:

_____
Robyn Fulks, City Clerk

APPROVED AS TO FORM:

_____
David K. Martin, City Attorney
Payne & Jones, Chartered
11000 King Street
Overland Park, KS 66210

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