

(Published at www.belaireks.gov on July, _____, 2026.)

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 17, ARTICLES 3, 4, 5, 6, 7, AND 11, OF THE CODE OF THE CITY OF BEL AIRE, KANSAS, ADOPTING BY REFERENCE THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, THE INTERNATIONAL BUILDING CODE, 2024 EDITION; THE NATIONAL ELECTRICAL CODE, 2023 EDITION; THE UNIFORM PLUMBING CODE, 2021 EDITION; INTERNATIONAL MECHANICAL CODE, 2024 EDITION; INTERNATIONAL FUEL GAS CODE, 2021 EDITION; AND WICHITA-SEDGWICK COUNTY UNIFIED BUILDING AND TRADE CODE; AND REPEALING PRIOR ADOPTED BUILDING AND TRADE CODE EDITIONS AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

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

SECTION 1. Chapter 17, Article 3 of the Code of the City of Bel Aire, Kansas entitled “Residential Construction Code” is hereby amended by replacing the existing sections of that Article with the new sections as follows:

Article 3. Residential Building Code

17.3.1. Adoption of the International Residential Code, 2018 Edition, as the One and Two Family Dwelling Code, with certain additions and deletions.

The International Residential Code for One and Two Family Dwellings, 2018 Edition is hereby adopted and incorporated by reference by the City of Bel Aire, Kansas for the purpose of establishing standard for the safety, health and public welfare, subject to such amendments as set forth in the Wichita/Sedgwick County Unified Building and Trade Code, with such amendments also adopted and incorporated by reference. Any reference to the International Residential Code and all amendments shall be understood to reference the Residential Building Code of the City of Bel Aire, Kansas, as described herein.

17.3.2. Availability of copies.

One copy of said standard Code, along with the amendments set forth in the Wichita/Sedgwick County Unified Building and Trade Code which is adopted through Article 11 of this Chapter, have been and are now filed in the office of the City Clerk, with an additional copy available in the office of the City Attorney, and the adoption by reference of said Code as amended is authorized by and in compliance with K.S.A. 12-3009, et seq.

17.3.3. Effective date.

The above adopted Code shall be phased in from the date of its adoption until January 1, 2027, to allow for conclusion of projects being completed in conformance with the previously adopted standardized Code. New projects may be licensed and permitted using either the above-described Code or the formally applicable Code, whichever is most appropriate to the project and the stage of the development of the project in the discretion of the Community Development Director or designee. On and after January 1, 2027, no project shall be approved except in conformance with the above-described Code.

Nothing set forth herein shall make the International Residential Code for One and Two Family Dwellings applicable to the Commercial Construction Code of this City.

SECTION 2. Chapter 17, Article 4 of the Code of the City of Bel Aire, Kansas entitled “Commercial Construction Code” is hereby amended by replacing the existing sections of that Article with the new sections as follows:

Article 4. Commercial Building Code

17.4.1. Adoption of the International Building Code, 2024 Edition, as the Commercial Building Code of the City of Bel Aire, with certain additions and deletions.

The International Building Code, 2024 Edition as published by the International Code Council is hereby adopted and incorporated by reference by the City of Bel Aire, Kansas for the purpose of establishing standards for the safety, health, and public welfare, subject to such amendments thereto as set forth in the Wichita/Sedgwick County Unified Building and Trade Code, with such amendments also adopted and incorporated by reference. Any reference to the International Building Code and all amendments shall be understood to reference the Commercial Building Code of the City of Bel Aire, Kansas as described herein.

17.4.2. Availability of copies.

One copy of said standard Code, along with the amendments set forth in the Wichita/Sedgwick County Unified Building and Trade Code which is adopted through Article 11 of this Chapter, have been and are now filed in the office of the City Clerk, with an additional copy available in the office of the City Attorney, and the adoption by reference of said Code as amended is authorized by and in compliance with K.S.A. 12-3009, et seq.

17.4.3. Effective date.

The above adopted Code shall be phased in from the date of its adoption until January 1, 2027, to allow for conclusion of projects being completed in conformance with the previously adopted standardized Code. New projects may be licensed and permitted using either the above-described Code or the formally applicable Code, whichever is most appropriate to the project and the stage

of the development of the project in the discretion of the Community Development Director or designee. On and after January 1, 2027, no project shall be approved except in conformance with the above-described Code.

SECTION 3. Chapter 17, Article 5 of the Code of the City of Bel Aire, Kansas entitled “Electrical Code” is hereby amended by replacing the existing sections of that Article with the new sections as follows:

Article 5. Electrical Code

17.5.1. Adoption of the National Electrical Code, 2023 Edition, as the Electrical Code, with certain additions and deletions

The National Electrical Code, 2023 Edition, including Informative Annex C (Conduit and Tubing Fill Tables), as published by the National Fire Protection Association as N.F.P.A. No. 70-2023, adopted by the National Fire Protection Association at its 2022 June Technical Session and approved as an American National Standard on September 1, 2022, is hereby adopted and incorporated by reference by the City of Bel Aire, Kansas for the purpose of establishing standards for the safety, health and public welfare, subject to such amendments thereto as are set forth in the Wichita/Sedgwick County Unified Building and Trade Code, with such amendments also adopted and incorporated by reference. Any reference to the National Electrical Code and all amendments shall be understood to reference the Electrical Code of the City of Bel Aire, Kansas as described herein. Any administrative enforcement matters associated with residential properties not otherwise addressed as set forth above shall be pursued in accordance with the administrative provisions set forth within Residential Building Code of the City of Bel Aire, Kansas described in Article 3 of this Chapter.

17.5.2. Availability of copies.

One copy of said standard Code, along with the amendments set forth in Wichita/Sedgwick County Unified Building and Trade Code which is adopted through Article 11 of this Chapter, have been and are now filed in the office of the City Clerk, with an additional copy available in the office of the City Attorney, and the adoption by reference of said Code is authorized by and in compliance with K.S.A. 12-3009, et seq.

17.5.3. Effective date.

The above adopted Code shall be phased in from the date of its adoption until January 1, 2027 to allow for conclusion of projects being completed in conformance with the previously adopted standardized Code. New projects may be licensed and permitted using either the above-described Code or the formally applicable Code, whichever is most appropriate to the project and the stage of the development of the project in the discretion of the Community Development Director or

designee. On and after January 1, 2027 no project shall be approved except in conformance with the above-described Code.

SECTION 4. Chapter 17, Article 6 of the Code of the City of Bel Aire, Kansas entitled “Plumbing, Drain Layers, and Gas Fitting Code” is hereby amended by replacing the existing sections of that Article with the new sections as follows:

Article 6. Plumbing, Drain Layers, and Gas Fitting Code

17.6.1. Adoption of the Uniform Plumbing Code, 2021 Edition, as the Plumbing, Drain Layers and Gas Fitting Code, with certain additions and deletions.

The Uniform Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials (IAPMO), 2021 Edition, including the Appendixes and Installation Standards thereto, is hereby adopted and incorporated by reference by the City of Bel Aire, Kansas for the purpose of establishing standards for the safety, health and public welfare, subject to such amendments thereto as set forth in the Wichita/Sedgwick County Unified Building and Trade Code, with such amendments also adopted and incorporated by reference. Any reference to the Uniform Plumbing Code shall be understood to reference the Plumbing, Drain Layers and Gas Fitting Code of the City of Bel Aire, Kansas as described herein.

17.6.2. Availability of copies.

One copy of said standard Code, along with the amendments set forth in the Wichita/Sedgwick County Unified Building and Trade Code which is adopted through Article 11 of this Chapter, have been and are now filed in the office of the City Clerk, with an additional copy available in the office of the City Attorney, and the adoption by reference of said Code as amended is authorized by and in compliance with K.S.A. 12-3009, et seq.

17.6.3. Effective date.

The above adopted Code shall be phased in from the date of its adoption until January 1, 2027 to allow for conclusion of projects being completed in conformance with the previously adopted standardized Code. New projects may be licensed and permitted using either the above-described Code or the formally applicable Code, whichever is most appropriate to the project and the stage of the development of the project in the discretion of the Community Development Director or designee. On and after January 1, 2027, no project shall be approved except in conformance with the above described Code.

SECTION 5. Chapter 17, Article 7 of the Code of the City of Bel Aire, Kansas entitled “Mechanical Code and Fuel and Gas Code” is hereby amended by replacing the existing sections of that Article with the new sections as follows:

Article 7. Mechanical Code and Fuel and Gas Code

17.7.1. Adoption of the International Mechanical Code, 2024 Edition as the Mechanical Code of the City of Bel Aire, Kansas.

The International Mechanical Code, as published by the International Code Council, Inc., 2024 Edition is hereby adopted and incorporated by reference by the City of Bel Aire, Kansas for the purpose of establishing standards for the safety, health, and public welfare, subject to such amendments thereto as are set forth in the Wichita/Sedgwick County Unified Building and Trade Code, with such amendments also adopted and incorporated by reference. Any reference to the International Mechanical Code and all amendments shall be understood to reference the Mechanical Code of the City of Bel Aire, Kansas as described herein.

17.7.2. Adoption of the International Fuel Gas Code, 2021 Edition as the Fuel Gas Code of the City of Bel Aire, Kansas.

The International Fuel Gas Code, as published by the International Code Council, Inc. 2012 Edition, is hereby adopted and incorporated by reference by the City of Bel Aire, Kansas for the purpose of establishing standards for the safety, health, and public welfare, subject to such amendments thereto as are set forth within the Wichita/Sedgwick County Unified Building and Trade Code, with such amendments also adopted and incorporated by reference. Any reference to the International Fuel Gas Code and all amendments shall be understood to reference the Fuel Gas Code of the City of Bel Aire, Kansas. Detached one- and two- family dwellings not more than three stories high with separate means of egress and their accessory structures shall comply with the Residential Building Code described at Article 3 of this Chapter.

17.7.3. Availability of copies.

One copy of the 2024 International Mechanical Code, and one copy of the 2021 International Fuel Gas Code, along with the amendments set forth in the Unified Building and Trade Code, which is adopted through Article 11 of this Chapter, have been and are now filed in the office of the City Clerk, with an additional copy available in the office of the City Attorney, and the adoption by reference of said Codes is authorized by and in compliance with by K.S.A. 12-3009, et seq.

17.7.4. Effective date.

The above adopted Codes shall be phased in from the date of their adoption until January 1, 2027 to allow for conclusion of projects being completed in conformance with the previously adopted standardized Codes. New projects may be licensed and permitted using either the above-described Codes or the formally applicable Codes, whichever are most appropriate to the project and the stage of the development of the project in the discretion of the Community Development Director or Designee. On and after January 1, 2027, no project shall be approved except in conformance with the above-described Codes.

SECTION 6. Chapter 17, Article 11 of the Code of the City of Bel Aire, Kansas entitled “Wichita-Sedgwick County Unified Building and Trade Code” is hereby amended by replacing the existing sections of that Article with the new sections as follows:

Article 11. Wichita-Sedgwick County Unified Building and Trade Code

17.11.1. Adoption of the Wichita-Sedgwick County Unified Building and Trade Code including its modifications to national and international building codes.

The Wichita-Sedgwick County Unified Building and Trade Code adopted by resolution of the Board of County Commissioners of Sedgwick County, Kansas effective on January 1, 2019, is hereby adopted and incorporated by reference by the City of Bel Aire, Kansas for the purpose of establishing standards for the safety, health and public welfare of its citizens. All modifications made therein to the Plumbing, Drain Layers and Gas Fitting Code, the International Residential Code, the International Building Code, the National Electrical Code, the International Fuel Gas Code, the International Mechanical Code and the International Property Maintenance Code are also hereby adopted and incorporated by reference by the City of Bel Aire.

The fee schedules included within the Wichita-Sedgwick County Unified Building and Trade Code shall apply, only to commercial code services performed by the MABCD on behalf of the City, and are hereby adopted and incorporated by reference for that limited purpose, except where a different fee is established by the City’s adopted fee schedule. For purposes of application within the City of Bel Aire, all references within the Wichita-Sedgwick County Unified Building and Trade Code to the Metropolitan Area Building and Construction Department, or the MABCD, as a contact agency/agent, or enforcement agency/agent shall be understood to be referring to the Code Enforcement Officer designated by the City of Bel Aire, which may include MABCD staff members, City of Bel Aire staff members, and other contract agents approved by the City Council.

17.11.2. Availability of copies.

One copy of the current Wichita-Sedgwick County Unified Building and Trade Code, marked as "Official Copy as Adopted by Ordinance No. ____" Code, has been and is now filed in the office of the City Clerk to be open to inspection and available to the public during City Hall's business hours, with an additional copy available in the office of the City Attorney. The adoption by reference of said Codes as amended is authorized by and in compliance with K.S.A. 12-3009, et seq.

17.11.3. Effective date.

The above adopted Code shall be phased in from the date of its adoption until January 1, 2027 to allow for conclusion of projects being completed in conformance with the previously adopted Unified Building and Trade Code. New projects may be licensed and permitted using either the

above-described Code or the formally applicable Code, whichever is most appropriate to the project and the stage of the development of the project in the discretion of the Community Development Director or designee. On and after January 1, 2027, no project shall be approved except in conformance with the above-described Code.

SECTION 7. Repeal.

Articles 3, 4, 5, 6, 7, and 11 of Chapter 17 are hereby repealed, as are all other ordinances or parts of ordinances which are in conflict herewith.

SECTION 8. Severability.

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 9. Effective Date.

This ordinance shall take effect and be in force from and after its adoption by the Governing Body of the City, approval by the Mayor, and publication once in the official city newspaper, which for purposes of this ordinance shall be the City's website, www.belaireks.gov, designated for publication of certain legal notices.

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ADOPTED by the Governing Body of the City of Bel Aire, Kansas on this 21st day of July, 2026.

SIGNED by the Mayor on this _____ day of July, 2026.

CITY OF BEL AIRE, KANSAS

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, City Clerk

APPROVED AS TO FORM:

Maria A. Schrock, City Attorney