

STAFF REPORT

DATE: 05/21/2026

**TO: Bel Aire City Council
FROM: Paula Downs
RE: Chapter 17- Bldg. Code Updates**

STAFF COMMUNICATION	
FOR MEETING OF	6/02/2026
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

Chapter 17- Building Codes- Updates to Chapter Articles

Notification: The city placed notification on the City of Bel Aire website as required by the city code on May 13, 2026. The affidavit of publication is in the packet.

Background:

Currently, Chapter 17 of the City code addresses building code regulations adopted with the following code cycles:

- Article 3- International Residential Code- **2012 Edition**
- Article 4- International Building Code (as the Commercial Building Code)- **2006 Edition**
- Article 5- NFPA 70, National Electrical Code- **2014 Edition**
- Article 6- Uniform Plumbing Code (as the Plumbing and Gas Fitting Code)- **2012 Edition**
- Article 7- International Mechanical Code- **2012 Edition**
- Article 11- Wichita-Sedgwick County Unified Building and Trade Code- **Effective Date January 1, 2013**

Bel Aire has historically followed the Metropolitan Area Building and Construction Department’s (MABCD) planning and amendment cycles. Bel Aire has not continuously adopted the most current cycles and has fallen behind.

On December 18, 2024, the city entered into a contract with Metropolitan Area Building and Construction Department (MABCD) to provide for commercial building plan review, permitting, inspection and back-up residential inspections. The agreement was a result of the city no longer having a commercial building inspector on staff. The City agreed to adopt and incorporate by reference the provisions of the Wichita-Sedgwick County Unified Building and Trade Code with amendments. This requires the City to update Articles of Chapter 17 of our code.

In addition, SB 418, an act related to new housing development suggests that municipalities use the 2018 edition of the International Resident Code.

Staff is recommending approval of the following codes:

1. Article 3- Adoption of the International Residential Code for One and Two Family Dwellings, **2018 Edition**
2. Article 4- Adoption of the International Building Code, **2024 Edition**, as the Commercial Building Code
3. Article 5- Adoption of the National Electric 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.
4. Article 6- Adoption of the Uniform Plumbing Code **2021 Edition**, with amendments as the Plumbing, Drain Layers and Gas Fitting Code
5. Article 7-
 - a. Adoption of the International Mechanical Code, **2024 Edition**
 - b. Adoption of the International Fuel Gas Code, **2021 Edition**
6. Article 11- Wichita-Sedgwick County Unified Building and Trade Code, including its modifications to national and international building codes- **Effective Date January 1, 2019**

Chapter 17 Articles are being updated for the purpose of establishing standards for the safety, health, and public welfare, as set forth in the Wichita/Sedgwick County Unified Building and Trade Code, with amendments also adopted and incorporated by reference.

All Articles will be phased in from the date of their adoption January 1, 2027, to allow for conclusion of projects being completed in conformance with the previously adopted standardized code.

Recommendations of Professional Planning Staff

Staff recommends **APPROVAL** of the Chapter 17- Building Code updated Articles pending the outcome of City Council review and public hearing.