

**ORDINANCE NO. 1054**

**AN ORDINANCE AMENDING THE WESTWOOD CITY CODE, AS AMENDED, BY REPEALING AND REPLACING IN ITS ENTIRETY CHAPTER 4 ARTICLE 3 OF THE CODE OF THE CITY OF WESTWOOD, KANSAS.**

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WESTWOOD, KANSAS:**

**SECTION ONE:** That Chapter 4 Article 3 of the Code of the City of Westwood, Kansas, be repealed and replaced in its entirety as follows:

**ARTICLE 3. RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS**

**4-301. INCORPORATING THE 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE-AND**

**TWO-FAMILY DWELLINGS.** There is hereby incorporated by reference for the purpose of regulating building and construction practices and to provide for the public safety and welfare within the corporate limits of the City of Westwood, Kansas, that certain document known as the “International Residential Code for One- and Two-Family Dwellings,” 2024 Edition, including Appendix Chapters BB, BC, BE, BF, BG, BO, CE as published by the International Code Council, save and except such articles, sections, parts or portions as are hereafter omitted, deleted, modified or changed. No fewer than two (2) copies of the International Residential Code for One- and Two-Family Dwellings shall be marked or stamped “Official Copy as incorporated by ordinance No. 1054” with all sections or portions thereof intended to be omitted or changed clearly marked to show any such omission or change and to which shall be attached a copy of this ordinance and filed with the city clerk to be open to inspection and available to the public at all reasonable hours. One such copy, however, may be in electronic form, provided that any changes or amendments are attached to or recorded in such electronic format so as to be readily understood. The police department, municipal judge and all administrative departments of the city charged with enforcement of the ordinance shall be supplied, at the cost of the city, such number of official copies of such International Residential Code for One- and Two-Family Dwellings similarly marked, as may be deemed expedient. (Ordinance 1054)

**4-302. REVISED, AMENDED, OR DELETED SECTIONS OF THE 2024 EDITION OF THE INTERNATIONAL**

**RESIDENTIAL CODE FOR ONE-AND TWO-FAMILY DWELLINGS.** The following sections of the International Residential Code for One-and Two-Family Dwellings 2024 Edition shall be revised, amended, or deleted:

- (a) Section R101.1, entitled “Title,” shall be amended to read: “These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Westwood, Kansas, and shall be cited as such and will be referred to herein as “this code.””
- (b) Section R105.2, entitled “Work exempt from permit,” shall be revised and amended to delete exemptions 1, 2, 3, 4, 5, 7, 9 and 10 from the permit requirement under the heading “Building”:

- (c) Section R108.3, entitled “Building permit valuations,” shall be amended to add the following sentence at the end of said provision: “Alternatively, building permit fees may be set and established administratively by the City according to the schedule as established by the City and as amended.”
- (d) Section R108.6, entitled “Work commencing before permit issuance,” shall be amended to read “Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee equal to one half of the permit fee, in addition to required fees.
- (e) Section R112.1, entitled “General,” shall be amended to read as set out in section 4-104 of the City Code.
- (f) Section R113.4, entitled “Violation penalties,” shall be amended to add the following at the end of said provision: In addition to any administrative remedies or other legal or equitable remedies provided, any persons violating the provisions of this code shall, upon conviction thereof be fined in a sum not to exceed \$500.00, or be imprisoned not to exceed six months or be both so fined and imprisoned. Each person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of the city ordinances is committed, continued or permitted by any such person.
- (g) Section R114., entitled “Notice to Owner (Stop Work Order)” shall be amended so that the second sentence shall read; “The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner’s agent, or to the person doing the work, or posted on the property in a conspicuous place; and shall state the conditions under which work will be permitted to resume.”
- (h) Section R201.3, entitled “Terms defined in other codes,” shall be amended to read as follows: “Where terms are not defined in this code and are defined in the 2017 National Electrical Code, International Building Code, International Fire Code, the International Fuel Gas Code, or the International Mechanical Code, such terms shall have meanings ascribed to them as in those codes.”
- (i) Section R301.2, entitled “Climatic and geographic design criteria, shall be amended as follows: “The criteria herein shall be administratively established by the building official and inserted herein.” Section R301.2, Table R301.2(1), is hereby amended to insert the criteria as follows:

*Ground Snow Load: 20 pounds per square foot*  
*Wind Speed: 107 miles per hour*  
*Topographic effects: No*  
*Special Wind Region: No*  
*Windborne Debris Region: No*  
*Seismic Design Category: A*  
*Weathering: Severe*  
*Frost Line Depth: 36 inches*  
*Termite: Moderate to Heavy*  
*Ice Barrier Underlayment Required: Yes*  
*Winter Design Temperature: Six degrees Fahrenheit*  
*Flood Hazards: Latest adopted FIRM and FBFM documents*  
*Air Freezing Index: 1000*  
*Mean Annual Temperature: 54.8 degrees Fahrenheit*  
*Manual J Design Criteria*

- *Elevation: 955 feet*
- *Altitude correction factor:*
- *Coincident wet bulb: 73*
- *Indoor winter design relative humidity*
- *Indoor winter design dry-bulb temperature*
- *Outdoor winter design dry-bulb temperature*
- *Heating temperature difference*
- *Latitude: 39° N*
- *Daily range: M*
- *Summer design gains:*
- *Indoor summer design relative humidity:*
- *Indoor summer design dry-bulb temperature*
- *Outdoor summer design dry-bulb temperature*
- *Cooling temperature difference*

(j) Section R305.1, entitled “Minimum height,” shall be amended to amend only the first sentence thereof to read as follows: “Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 6 feet 8 inches.” Also, the subparagraph of section R305.1, entitled “Exceptions 3.,” shall be amended to read as follows: “Not more than 50% of the required floor area of a room or space is permitted. to have a sloped ceiling less than 5 feet, 8 inches in height with no portion of the required floor area less than 5 feet in height.”

(k) Section R309.2, entitled “One- and two-family dwellings automatic sprinkler systems.,” is hereby deleted in its entirety.

(l) Section R310.8, entitled “Heat Detectors” shall be added and should read as follows: “Heat detectors shall be installed in attached garages and shall interconnect with smoke alarms located in the individual *dwelling unit* in accordance with Section 310.4.”

(m) Section R316, entitled “Story above grade plane” shall delete criterium number 4 listed in the exception.

(n) Section 333 entitled “Physical security.” shall be added and shall read as follows:

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

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

333.2 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.

333.2.1 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 (1/4”) thick. The groove shall be a dado groove or applied molding construction. The groove shall be a minimum of one-half inch (1/2”) in depth.

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

333.2.3 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.

333.2.4 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.

333.2.5 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.

333.3 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.

333.3.1 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.

333.3.2 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.

333.3.3 Door jambs.

1. Door jambs shall be installed with solid backing in a manner so 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.

2. 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.

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

333.4.1 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.

333.4.2 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 wrap-around door channels installed around the lock protecting the door's edge.

333.4.4 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.

333.4.5 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.

333.4.6 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.

333.5 Street numbers. Street numbers shall comply with Section 505 of the *International Fire Code*.

333.6 Exterior lighting. Exterior lighting shall comply with Sections 333.6.1 through 333.6.2.

333.6.1 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.

333.6.2 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.

333.7 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.
- (o) Section R401.1, entitled “Application,” shall be amended by adding the following paragraph: “Foundation designs for one- and two-family dwellings may use the approved standards and designs provided in the Johnson County Residential Foundation Guidelines in lieu of the prescriptive requirements of Chapter 4 of this Code as approved by the Building Official.”
- (p) Section R401.1.1 shall be added to read as follows: “R401.1.1 Residential Foundation Repairs. All repairs to be conducted on existing residential foundations and crawl spaces shall be prepared by a licensed engineer within the State of Kansas and submitted for review and permitting.”
- (q) Section R403.1.1, entitled “Minimum size,” is hereby added to read as follows: “The minimum size for all residential concrete footings shall be 8 inches in depth and 16 inches in width. Steel shall be minimum ½” in size with two (2) bars running parallel in the footing. Single story trench footings are to be a minimum of 12 inches in width. Footing projections shall be at least 2 inches and shall not exceed the thickness of the footing. The minimum load-bearing value of soil shall be 2,000 psf. Soils investigation reports are required when it appears the soil bearing value is below 2,000 psf, or when conditions exist as described in R401.4. Footings for structures with more than two stories shall be designed by a licensed Kansas engineer.”
- (r) Section R404.1.1 entitled “Design required.” should include an additional item (number 3) that reads as follows: “3. Foundation walls over ten (10’) feet in height measured from the top of the footing to the top of the wall.”
- (s) Section R501.3, entitled “Fire protection of floors,” is hereby amended to read as follows: “Floor assemblies not required elsewhere in this code to be fire resistance rated shall be provided with a ½ inch gypsum wallboard membrane, 5/8-inch wood structural membrane or equivalent on the underside of the floor framing member for open web-type floor truss systems and I joist systems.

Exceptions:

1. Floor systems located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved systems.
  2. Floor systems located directly over a crawl space not intended for storage or fuel fired appliances.
  3. The aggregate area of the unprotected portions shall not exceed eighty square feet (80 sq. ft.)”
- (t) Section R907.3, entitled “Recovering versus Replacement,” is hereby amended to read as follows: “New roof coverings shall not be installed without first removing all existing layers of roof coverings down to the roof decking. Exception: Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section R905.”
- (u) Section N1101.6, entitled “Definitions” should be amended to include the following terms and corresponding definitions:
- ELECTRIC VEHICLE.** An automotive-type vehicle for on-road use primarily powered by an electric motor that draws current from an onboard battery charged through a building electrical service, electric vehicle supply equipment (EVSE), or

another source of electric current.

**ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).** The apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.

**EV-CAPABLE SPACE.** A dedicated parking space with electrical panel capacity and space for a branch circuit dedicated to the EV parking space that is not less than 40-ampere and 208/240-volt and equipped with raceways, both underground and surface mounted, to enable the future installation of electric vehicle supply equipment. For two adjacent EV-Capable spaces, a single branch circuit is permitted.

**EV-READY SPACE.** A designated parking space which is provided with a dedicated branch circuit that is not less than 40-ampere and 208/240-volt assigned for electric vehicle supply equipment terminating in a receptacle or junction box located in close proximity to the proposed location of the EV parking space. For two adjacent EV-Ready spaces, a single branch circuit is permitted.

- (v) Section N1101.15, entitled “Electric Vehicle Charging.” Should be added to read as follows: “Where parking is provided, new construction shall provide electric vehicle spaces in compliance with Sections N1101.15.1 through N1101.15.2. Where more than one parking facility is provided on a site, electric vehicle parking spaces shall be calculated separately for each parking facility.
- (w) Section N1101.15.1, entitled “New single family and two-family dwelling units.” Should be added to read as follows: “Single family and two-family dwelling units shall provide not less than 1 EV-Capable Spaces per dwelling unit.
- (x) Section N1105.15.2, entitled “Identification” should be added to read as follows: “Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EVSE. Construction documents shall also provide information on amperage of future EVSE, raceway methods, wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformers, meet the requirements of this code. Parking spaces equipped with EVSE shall be identified by signage. A permanent and visible “EV-Capable” or “EV-Ready” label shall be posted in a conspicuous place at the service panel to identify each panel space reserved to support EV-Capable or EV-Ready Spaces, respectively and at the termination point of the raceway or circuit termination point.
- (y) Section N1106.5 entitled “ERI-based compliance.” Shall amend the table titled “Maximum Energy Rating Index” to read as follows:

<b>CLIMATE ZONE</b>	<b>ENERGY RATING INDEX NOT INCLUDING OPP</b>	<b>ENERGY RATING INDEX WITH OPP</b>
0 and 1	51	35
2	51	34
3	50	33
4	60	47
5	54	43
6	53	43
7	52	46
8	52	46

- (z) Section N1103.3.2 (R403.3.2) entitled “Building cavities.” Is hereby deleted in its entirety.

- (aa) Section N1103.3.7 (R403.3.7) entitled “Duct system testing.” shall be amended to have the first sentence read: “Each duct system located outside the thermal envelope shall be tested for air leakage in accordance with ANSI/RESNET/ICC 380 or ASTM E1554.”
- (bb) Section N1103.5.1.1 (R403.5.1.1) entitled “Circulation systems.” shall be amended to delete the second sentence that reads “Gravity and thermosyphon circulation systems shall be prohibited.”
- (cc) Section P2603.5.1, entitled “Sewer depth.” Shall be amended to read as follows: “*Building sewers* that connect to private sewage disposal systems shall be not less than 36 inches (mm) below finished grade at the point of septic tank connection. *Building sewers* shall be not less than 36 inches (mm) below grade.”
- (dd) Section P2904, entitled “Dwelling Unit Fire Sprinkler Systems,” is hereby to be used as a reference for standards and requirements only if a sprinkler system is installed. Automatic Fire Sprinkler systems (section R309.2) are deleted from the requirements of this code adoption.
- (ee) Section E3601.6.2 entitled “Service disconnect location.” Should be amended to read as follows: “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. Service entrance conductors shall not pass between floors. Service disconnecting means shall not be installed in bathrooms. Each occupant shall have access to the disconnect serving the dwelling unit in which they reside. [230.70(A)(1)(2), 230.72(C)]”
- (ff) Section E3901.4.2 entitled “Island and peninsular countertops and work spaces.” Should be amended to read as follows: “Receptacle outlets shall be installed in accordance with the following: [210.52(C)(2)]
1. At least one receptacle outlet shall be provided for the first 9 square feet (0.84 m<sup>2</sup>), or fraction thereof, of the countertop or work surface. A receptacle outlet shall be provided for every additional 18 square feet (1.7 m<sup>2</sup>), or fraction thereof, of the countertop or work surface. [210.52(C)(2)(a)]
  2. At least one receptacle outlet shall be located within 2 feet (600 mm) of the outer end of a peninsular countertop or work surface. Additional receptacle outlets shall be permitted to be located as determined by the installer, designer or building owner. The location of the receptacle outlets shall be in accordance with Section E3901.4.3. [210.52(C)(2)(b)]
- A peninsular countertop shall be measured from the connected perpendicular wall. [210.52(C)(2)]
- (gg) Section E3901.4.3 entitled “Receptacle outlet location.” shall be amended to read as follows: “Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in the exception to Section E3901.4.1, or appliances occupying assigned spaces shall not be considered as these required outlets. Required receptacle outlets shall be located in one or more of the following:
1. On or above, but not more than 20 inches (508 mm) above, the countertop or work surface.
  2. Receptacle outlet assemblies listed for the use in countertops or work surfaces shall be permitted to be installed in countertops or work surfaces.
  3. Not more than 12 inches (305 mm) below the countertop or work surface. Receptacles

installed below a countertop or work surface shall not be located where the countertop or work surface extends more than 6 inches (152 mm) beyond its support base.

[210.52(C)(3)]

(hh) Section E3902.2, entitled “Garage and accessory building receptacles,” is hereby amended to read as follows: “125-volt through 250-volt receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.

[210.8(A)(2)]

Exceptions:

1. Receptacles that are not readily accessible such as a ceiling mounted receptacle for a garage door opener.
2. A single receptacle supplying a dedicated branch circuit that is located and identified for a specific use by a cord and plug connected appliance such as a refrigerator, freezer, or a central vacuum system.”

(cc) Section E3902.5, entitled “basement receptacles,” is hereby amended to read as follows: “All 125-volt single phase 15 and 20 ampere receptacles installed in basements shall have ground-fault circuit interrupter protection for personnel.

Exceptions:

1. A dedicated receptacle supplying only a permanently installed fire alarm or burglar alarm system.
2. Single dedicated receptacles supplying a sump pump.
3. A single receptacle supplying a dedicated branch circuit that is located and identified for a specific use by a cord and plug connected appliance such as a refrigerator, freezer, or a central vacuum system.”

This ordinance shall take effect and be in force from and after its publication as required by law.

**PASSED** by the City Council the 13<sup>th</sup> day of November, 2025.

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David E. Waters, Mayor

Attest:

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Abby Schneweis, City Clerk

Approved as to form and legality:

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Ryan Denk, City Attorney