

**ORDINANCE NO. 9626**

**AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS, REPEALING EXISTING CHAPTER 5, ARTICLE 2 OF THE CODE OF THE CITY OF LAWRENCE, 2018 EDITION, AND AMENDMENTS THERETO, AND ENACTING, IN ITS PLACE, CHAPTER 5, ARTICLE 2 OF THE CODE OF THE CITY OF LAWRENCE, KANSAS, 2018 EDITION, AND AMENDMENTS THERETO, WHICH ADOPTS AND INCORPORATES BY REFERENCE THE 2018 INTERNATIONAL BUILDING CODE, REGULATING BUILDING AND CONSTRUCTION WITHIN THE CITY OF LAWRENCE, KANSAS.**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS:**

**SECTION 1.** Existing Chapter 5, Article 2, of the Code of the City of Lawrence, Kansas, 2018 Edition, and amendments thereto, is hereby repealed in its entirety, it being the intent of the Governing Body that Section 2 of this Ordinance supersede it.

**SECTION 2.** The Code of the City of Lawrence, Kansas, 2018 Edition, and amendments thereto, is hereby amended by enacting Chapter 5, Article 2, which reads as follows:

**ARTICLE 2. BUILDING CODE**

**5-201 BUILDING CODE ADOPTED AND INCORPORATED.**

The *2018 International Building Code*, published by the International Code Council, Inc., other than those portions hereinafter specifically deleted, modified, or amended, is hereby adopted as the City's Building Code and is incorporated herein by reference as if set forth in full.

**5-202 OFFICIAL COPY.**

Not less than one (1) copy of the *2018 International Building Code* shall be marked or stamped "OFFICIAL COPY AS INCORPORATED BY ORDINANCE No. 9626," with all sections or portions deleted, modified, or amended clearly marked as such, and to which one (1) copy of this ordinance shall be affixed, shall be filed with the City Clerk, shall be open to inspection, and shall be available to the public during reasonable business hours. Additional official copies shall, at the cost of the City, be supplied to those officials and agencies charged with enforcement of the City's Building Code.

**5-203 AMENDMENTS TO THE 2018 INTERNATIONAL BUILDING CODE.**

The *2018 International Building Code* is amended as set forth in the succeeding sections of this Article. These amendments shall not serve to delete, modify, or amend any discretely numbered section or subsection of the *2018 International Building Code*, unless the section or subsection is specifically identified as being deleted, modified, or amended.

**5-204 Section 308.3.2 of the 2018 International Building Code** is hereby amended to read as follows:

**308.4.2 Five or fewer persons receiving medical care.** A facility with five or fewer persons receiving medical care shall be classified as Group R-3 or shall comply with the 2018 International Residential Code, as adopted by the City, provided an automatic sprinkler system is installed in accordance with Section ~~903.3.1.3 or Section P2904~~ 903.3.1.1 or 903.3.1.2 of the 2018 International Building Code, as adopted by the City.

5-205

**Sections 310.4 and 310.4.1 of the 2018 International Building Code** are hereby amended to read as follows:

**310.4 Residential Group R-3.** Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, and the occupancy equals or exceeds the occupancy limits established for that property at Section 20-601(d) of the City Code, as amended, including:

Buildings that do not contain more than two dwelling units  
Care facilities that provide accommodations for five or fewer persons receiving care  
Congregate living facilities (nontransient) with 16 or fewer occupants

Boarding houses (nontransient)  
Convents  
Dormitories  
Fraternities and sororities  
Monasteries

Congregate living facilities (transient) with 10 or fewer occupants

Boarding houses (transient)

Lodging houses (transient) with five or fewer guest rooms and 10 or fewer occupants

**310.4.1 Care facilities within a dwelling.** Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the 2018 International Residential Code, as adopted by the City, provided an *automatic sprinkler system* is installed in accordance with ~~Section 903.3.1.3 or within Section P2904~~ Section 903.3.1.2 of the 2018 International Building Code, as adopted by the City.

5-206

**Sections 423.4 and 423.4.1 of the 2018 International Building Code** are hereby to read as follows:

**423.4 Group E occupancies.** In areas where the shelter design wind speed for tornadoes is 250 MPH in accordance with Figure 304.2(1) of ICC 500, all new Group E occupancies with an occupant load of 50 or more shall have a storm shelter constructed in accordance with ICC 500.

**Exceptions:**

1. Group E day care facilities.
2. Group E occupancies accessory to places of religious worship.
3. Buildings meeting the requirements for shelter design in ICC 500.

**423.4.1 Required occupant capacity.** The required occupant capacity of the storm shelter shall include all of the buildings on the site, and shall be greater than the following:

1. The total occupant load of the classrooms, vocational rooms, and offices in the Group E occupancy.
2. The occupant load or any indoor assembly space that is associated with the Group E occupancy.

**Exceptions:**

1. Where a new building is being added ~~on to~~ to an existing Group E site campus, and where ~~the new building is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on the site, the area of the new building does not increase the floor area of the classrooms, vocational rooms, and offices on the campus by more than 25%,~~ the storm shelter shall at a minimum accommodate the required occupant capacity for the new building.
2. Where approved by the code official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the site.

5-207

**Section [F] 903.2.7 of the 2018 International Building Code** is hereby amended to read as follows:

**[F] 903.2.7 Group M.** An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 12,000 square feet (1115 m<sup>2</sup>).
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m<sup>2</sup>).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds ~~5,000~~ 2,500 square feet (~~464~~ 232 m<sup>2</sup>).

**Sections [F] 903.2.8, [F] 903.2.8.1, [F] 903.2.8.2, [F] 903.2.8.3, [F] 903.2.8.3.1, [F] 903.2.8.3.2, and [F] 903.2.8.4 of the 2018 International Building Code** are hereby amended to read as follows:

**[F] 903.2.8 Group R.** An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

**Exception:** An automatic sprinkler system is not required in Group R-3 occupancies that contain less than three dwelling units. However, an automatic sprinkler system shall be provided in all Group R-3 boarding houses, care facilities, congregate living facilities, and lodging houses, regardless of the number of dwelling units.

**[F] 903.2.8.1 Group R-3.** An automatic sprinkler system in accordance with Section ~~903.3.4~~ 903.3.1.2 shall be permitted in Group R-3 occupancies.

**[F] 903.2.8.2 Group R-4 Condition 1.** An automatic sprinkler system in accordance with Section ~~903.3.4~~ 903.3.1.2 shall be permitted in Group R-4 Condition 1 occupancies.

**[F] 903.2.8.3 Group R-4 Condition 2.** An automatic sprinkler system in accordance with Section 903.3.1.2 shall be permitted in Group R-4 Condition 2 occupancies. Attics shall be protected in accordance with Section 903.2.8.3.1 or 903.2.8.3.2.

**[F] 903.2.8.3.1 Attics used for living purposes, storage or fuel-fired equipment.** Attics used for living purposes, storage or fuel-fired equipment shall be protected throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.

**[F] 903.2.8.3.2 Attics not used for living purposes, storage or fuel-fired equipment.** Attics not used for living purposes, storage or fuel-fired equipment shall be protected in accordance with one of the following:

1. Attics protected through by a heat detector system arranged to activate the building fire alarm system in accordance with Section 907.2.11.
2. Attics constructed of noncombustible materials.
3. Attics constructed of fire-retardant-treated wood framing complying with Section 2303.2.
4. The automatic sprinkler system shall be extended to provide protection throughout the attic space.

**[F] 903.2.8.4 Care facilities.** An automatic sprinkler system installed in accordance with Section ~~903.3.1.3~~ 903.3.1.2 of the *2018 International Building Code, as adopted by the City*, shall be permitted in care facilities with five or fewer individuals in a single-family dwelling.

5-209

**Section [F] 903.3.1.3 of the 2018 International Building Code** is hereby amended to read as follows:

**903.3.1.3 NFPA 13D sprinkler systems.** Automatic sprinkler systems installed in one- and two-family dwellings; ~~Group R-3, Group R-4 Condition 1~~ and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D.

5-210

**Table 1004.1.2, "Maximum Floor Area Allowances Per Occupant," of the 2018 International Building Code** is hereby amended to read as follows:

**TABLE 1004.1.2  
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT**

<b>FUNCTION OF SPACE</b>	<b>OCCUPANT LOAD FACTOR<sup>a</sup></b>
Accessory storage areas, mechanical equipment room	300 gross
Agricultural building	300 gross
Aircraft hangars	500 gross
Airport Terminal Baggage claim Baggage handling Concourse Waiting areas	20 gross 300 gross 100 gross 15 gross
Assembly Gaming floors (keno, slots, etc.) Exhibit Gallery and Museum	11 gross 30 net
Assembly with fixed seats	See Section 1004.4
Assembly without fixed seats Concentrated (chairs only-not fixed) Standing space Unconcentrated (tables and chairs)	7 net 5 net 15 net
Bowling centers, allow 5 persons for each lane including 15 feet of runway, and for additional areas	7 net
Business areas Concentrated business use areas	150 gross See Section 1004.8
Courtrooms—other than fixed seating areas	40 net
Day care	35 net
Dormitories <u>Sleeping Dormitories</u>	50 gross <u>25 gross</u>
Educational Classroom area Shops and other vocational room areas	20 net 50 net

Exercise rooms	50 gross
Group H-5 Fabrication and manufacturing areas	200 gross
Industrial areas	100 gross
Institutional areas	
Inpatient treatment areas	240 gross
Outpatient areas	100 gross
Sleeping areas	120 gross
Kitchens, commercial	200 gross
Library	50 net
Reading rooms	100 gross
Stack area	
Mall buildings—covered and open	See Section 402.8.2
Mercantile	
Storage, stock, shipping areas	300 gross
Parking garages	200 gross
Residential	200 gross
Skating rinks, swimming pools	
Rink and pool	50 gross
Decks	15 gross
Stages and platforms	15 net
Warehouses	500 gross

For SI: 1 square foot = 0.0929 m<sup>2</sup>.

<sup>a</sup> Floor area in square feet per occupant.

**SECTION 3.** If any section, sentence, clause, or phrase of this ordinance is found to be unconstitutional or is otherwise held invalid by any court of competent jurisdiction, it shall not affect the validity of any remaining parts of this ordinance.

**SECTION 4.** After passage and publication as provided by law, this ordinance shall be in full force and effect commencing July 1, 2019.

**PASSED** by the Governing Body of the City of Lawrence, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 2019.

**APPROVED:**

\_\_\_\_\_  
Lisa Larsen  
Mayor

**ATTEST:**

\_\_\_\_\_

Sherri Riedemann  
City Clerk

**APPROVED AS TO FORM:**

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Toni R. Wheeler  
City Attorney