



CITY PLANNING & DEVELOPMENT

2018 International Residential Code: Significant Code Change Highlights and Points of Emphasis
Information Bulletin No. 169

kcmo.gov/planning

Purpose

This document identifies some significant changes found in the update of the Kansas City Building & Rehabilitation Code (KCBRC) via the adoption of the 2018 International Residential Code (IRC). In addition to changes, points of emphasis under the updated code are also identified. The 2018 IRC section references are provided with each item.

Please consult the KCBRC - Code of Ordinances [Chapter 18](#) and the 2018 IRC for complete details of the adopted code. See our Building & Rehabilitation Code webpage at <https://www.kcmo.gov/city-hall/departments/city-planning-development/building-and-rehabilitation-code>.

Points of Emphasis

1. Foundation walls without bracing at top shall be engineered (any wall over 4ft of unbalanced fill or a surcharge, and not attached to a floor at top of wall) [R404.1.1, #2]
2. Positive attachment of posts to beams, plate to beam and all connections detailed on plans. [R301.1, 407.3, 501.2, 601.2, 801.2]
3. Non-bearing walls installed under I-joists and engineered trusses shall be per manufacturer's installation requirements.
4. Rafter ties, their connections, and compliance when perpendicular to rafters [R802.5.2]; or ceiling joists when parallel. Note that this is in addition to collar ties [R802.4.6].
5. Staples cannot be used in elements used to resist wind loads; this includes all exterior sheathing, braced walls or portal frames, etc. [Table 602.3(3); Figures 602.10.6.1, 602.10.6.2, 602.10.6.3, 602.10.6.4]
6. Receptacles in wet locations shall be listed and marked as "weather-resistant" type [E4002.9]
7. Energy certificate shall state what is installed in the house and shall be completed by the builder (name and signature included) [N1101.14]. Stickers with this format are readily available for purchase at various locations, or may create your own that includes minimum required information.
8. Spaces specifically designated on plans as a storm shelter shall comply with ICC - 500 [R323].
9. City-stamped truss or I-joists drawings (where applicable) must be on-site for structural rough-in/framing inspection. Inspection will not proceed without these.
10. Erosion control shall be in substantial compliance at time of requested inspections. Any previously identified discrepancies shall be substantially resolved. In general, only one warning per house will be given.

Code Change Building

1. R202 - Definitions of Accessible and Ready Accessible apply to equipment and devices that must be reached for service and access. See Chapter 2 and 11.
2. R301.2.1.1.1 - Sunrooms shall be designed and categorized per this section.
3. R301.2.1.4 - Wind Exposure Category A no longer exists. Applicable when designing for wind load and not using prescriptive provisions.
4. R301.2.2 - Wind design is now 115mph (this aligns with the IBC).
5. R301.3 - Story height limited to 11ft 7in. See also table 602.3.5, 602.3.6 Design required for studs in excess 10ft in height.

6. R308.4.4 - Glazing in guards and railings - clarified that a top rail is required (exception for laminated glass).
7. R311.7.8.3 - Handrail clearance - requires 1 ½in clearance between handrail and wall.
8. R324 - Solar panels, new and clarified requirements for solar panels - structural requirements and access/egress requirements.
9. R326 - Swimming pools and spas shall meet the International Swimming Pool and Spa Code.
10. R403.1.6 - Foundation anchorage - anchor bolts must be placed in middle 1/3 of plate.
11. Tables R502.3.1(1) and (2) - Floor joist spans. Southern pine allowable spans have decreased. Other lumber allowable spans such as Doug fir and Hem fir have increased slightly.
12. R507 - Decks, this section has been largely expanded to include provisions for the entire construction of the deck including its footings, joists, posts, beams, all attachments, etc. This is for open decks [covered or enclosed decks considered an addition].
13. Tables 602.3(1) and (2) - Fastening Schedule. Tables are clarified.
14. Table 602.3(3) - Wood Structural Panel Wall Sheathing. This is the only table for fastening wall sheathing used to resist wind pressures - no staples are in this table.
15. R703.2 - Water Resistive Barrier Detached. Accessory buildings no longer exempt.
16. R1005.8 - Insulation Shield required for factory built chimneys to provide clearance to insulation.

Code Change Energy

1. N1104.1 - 90% of lighting shall be high-efficiency.
2. Table N1102.4.1.1 - Elimination of minor local amendments reframing/insulation details.

Code Change Mechanical

1. M1502 - New requirements for sizing the length and labeling dryer ducts and their termination.
2. M1504.2 - Maximum Exhaust fan duct lengths.

Code Change Plumbing

1. P2903.5 - Water hammer arresters explicitly required where quick closing valves are utilized.
2. P2906.6.1 - Saddle tap fittings are prohibited on water distribution system.

Code Change Electrical

1. 3703.5 - Garage receptacles must be served by dedicated 20-amp branch circuit.
2. E3901.9 - At least one receptacle outlet is required to serve each vehicle bay in a garage.
3. E3902 - GFCI protection required for laundry, dishwashers, and receptacles within 6ft of tubs and showers.
4. E4101.3 - Receptacle for dishwasher must be in space adjacent to dishwasher.

Code Change - Adopted Appendices

Appendix G: Swimming Pools - replaced by 2018 International Swimming Pool & Spa Code

Appendix Q: Tiny Houses - provides additional options for dwellings less than 400sqft in floor area (excluding lofts).