



# MABCD CONSTRUCTION INDUSTRY NEWSLETTER

Issue 41—October 2024

<https://www.sedgwickcounty.org/mabcd/mabcd-newsletter/>

Chris Nordick - Editor

Get all of your latest MABCD news each month right here with the MABCD newsletter

## Administration -

GENERAL CONTRACTOR Renewals are underway.

Please make sure your correct mailing information is on file with MABCD.

Although MABCD sends out renewal reminders as a courtesy, it is the contractor's responsibility to make certain their license is renewed.

General Contractors have the option to renew online, by postal mail, or in person by appointment.

MABCD Staff will not hold incomplete renewal packets. Incomplete renewal packets will be returned to the contractor.

If you are planning to renew in person, please be certain to have all required documentation in hand.

Required documents:

If you are a roofing contractor, please verify that your roofing registration is current with the State of Kansas.

Bring, upload, postal mail:

Completed renewal application (Qualified Person, Owner/Sole Proprietor/all Partners/Officer of Corp/LLC **must sign**)  
Insurance for General Liability, Auto, Work Comp

The Certificate Holder on the Certificate of Insurance for General Liability **must read:**

**MABCD**  
**271 W. 3<sup>rd</sup>**  
**Suite 101**  
**Wichita, KS 67202**

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### Special points of interest

- General Contractor License
- Renewals.
- Under Stair Protection.
- 2023 NEC—Ag Buildings.
- Approved changes to 2024 IMC.
- LPG and Plumbing Sleeves.
- Adoption of 2024 IBC and IEBC.
- Vacant Premises.
- Advisory Board calendar.
- Inspection Card and Address Marker.

## Administration - *Continued*

In lieu of Auto and/or Work Comp, a signed, notarized waiver for Auto and/or Work Comp  
Even if you previously submitted a waiver with the last renewal, it must be updated with each renewal cycle  
If your business is a corporation (LLC, INC), a Certificate of Good Standing or screen shot from the State of Kansas Business Entity website showing that your company is active and in good standing with the State of Kansas.

All documents, including the renewal application, must list the company name exactly as listed on the license, such as: *Company Name, Inc (or LLC)* for corporations / LLCs or *Applicant Name dba Company Name* for sole proprietors

If you are wanting to change your company name during renewal season, you must notify staff that you are requesting a name change and supply all documentation with the new name.

If you have questions, please contact MABCD at 316-660-1840.

## Electrical Division -

Please visit our website for more information: [Electrical, Elevator, & Alarm Division](#)

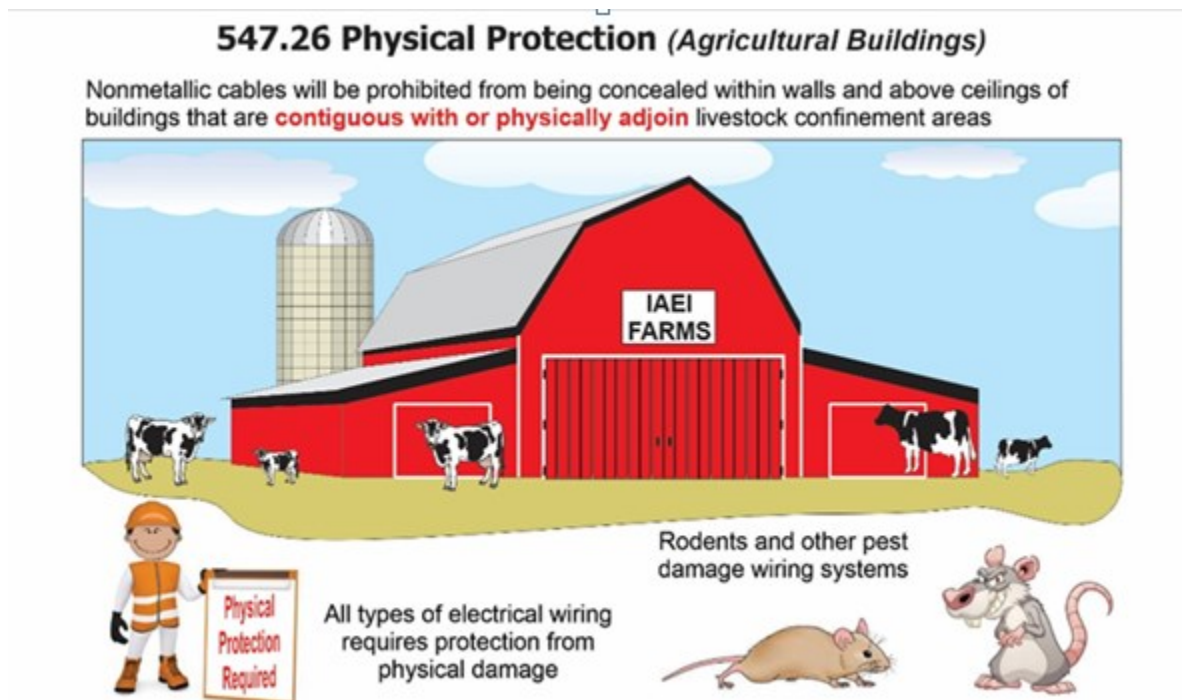
### 2023 National Electrical Code (NEC) adoption Article 547.26—Ag Buildings

#### Article 547.26—Ag Buildings—Physical Protection

The 2023 code states the following:

“ All electrical wiring and equipment subject to physical damage shall be protected. Nonmetallic cables shall not be permitted to be concealed within walls and above ceilings of buildings (i.e., offices, lunch-rooms, ancillary areas, etc.) or portions thereof, which are contiguous with or physically adjoined to livestock confinement areas.”

“**Informational Note:** Rodents and other pests are common around such installations and will damage nonmetallic cable by chewing the cable jacket and conductor insulation concealed within walls and ceilings of livestock containment areas of agricultural buildings.”



## Mechanical Division -

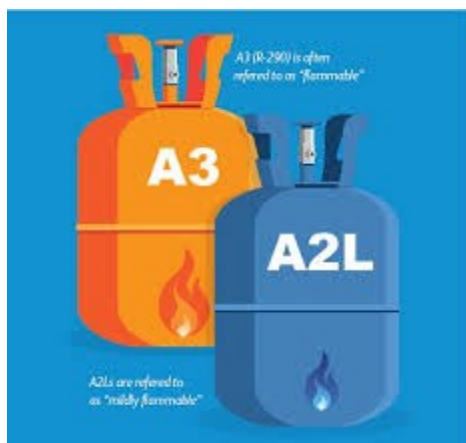
Please visit our website for more information: [Mechanical Division](#)

### Approved Changes to the 2024 IMC (related to A2L refrigerants)

#### Approved changes to the 2024 IMC (related to A2L refrigerants) are as follows:

- High probability equipment using Group A2L, A2, A3 or B1 refrigerant shall comply with UL 484, UL/CSA 60335-2-40, or UL/CSA 60335-2-89. By adding this requirement, the code clarifies what safety standards should be used for equipment utilizing these refrigerants. This is consistent with the ASHRAE 15 Standard, Safety Standard for Refrigeration Systems.
  - IMC refrigerant Table 1103.1 was updated with the new refrigerants that have been added to the ASHRAE Standard 34, Designation and Safety Classification of Refrigerants, since the last code cycle. Table 1103.1 is now consistent with ASHRAE 34.
  - High probability direct systems for human comfort must use either Group A1 or A2L refrigerant. Other refrigerants can be used provided the maximum charge does not exceed 6.6 pounds for residential applications and 22 pounds for commercial units. This requirement is consistent with ASHRAE 15.
  - Machinery rooms for Group A2L and B2L refrigerant must comply with elevated temperature, refrigerant detector and mechanical ventilation requirements consistent with ASHRAE 15.
- The new ASTM A333-18 Standard, Standard Specification for Seamless and Welded Steel Pipe for Low-Temperature Service and other Applications with required Notch Toughness, has been added to Table 1107.4, Refrigerant Pipe. Table 1107.4 is now consistent with ASHRAE 15.

Through 2021, except in limited instances, the IMC did not permit A2L refrigerants for human comfort uses. The fire service had safety concerns about A2L flammability, but these have been recently resolved through additional analysis by the Air Conditioning, Heating and Refrigeration Institute with testing performed by UL (Underwriters Laboratories).



HIGHER FLAMMABILITY	<b>A3</b> R-50, R-170, R-290, R-600a, R-441a, R-1270	<b>B3</b> R-1140
	LOWER FLAMMABILITY	<b>A2</b> R-142b, R-152a
NO FLAME PROPAGATION	<b>A2L</b> HFO-1234yf, HFO-1234ze	<b>B1</b> R-10, R-21, R-123, R-764
	<b>A1</b> R-11, R-34, R-22, R-113, R-114, R-115, R-134a, R-410A, R-449B, R-1234zd	
	LOWER TOXICITY	HIGHER TOXICITY

These approvals, which go into effect with the 2024 IBC, IFC and IMC, permit the use of A2L refrigerants for human comfort uses, consistent with industry standards, and will help to facilitate the phasedown of HFCs following EPA rules.

(Continued on next page)

## Mechanical Division— *continued*

Please visit our website for more information: [Mechanical Division](#)

### Approved Changes to the 2024 IMC (related to A2L refrigerants) - continued

#### Flammability Concerns

Many of us residential techs have almost exclusively worked with R-22 and R-410A for (or R-12 if your career goes way back). So, the thought of working with a flammable refrigerant may be a bit concerning.

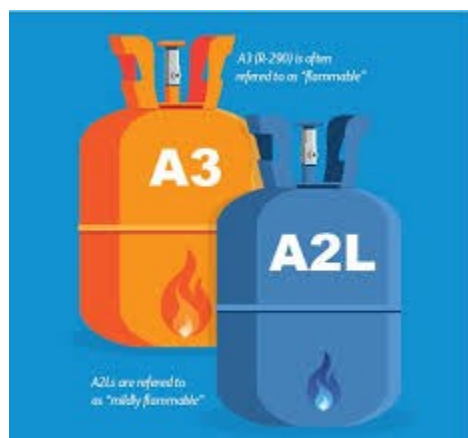
Believe it or not, we've already been working with refrigerants that can catch fire. Even A1 refrigerants can combust under the right conditions. Obviously, it takes a lot less to make propane combust than R-22, but let's keep in mind that all refrigerants have some risk of combustion.

A1 refrigerants demonstrate "no flame propagation" under a specific set of temperature and pressure conditions: 60°C (140°F) and 101.3 kPa (~14.7 PSI: atmospheric pressure). So, while a mere static spark won't make A1 refrigerants catch fire, an externally fueled fire can spread to them and cause them to combust.

By comparison, A3 refrigerants like R-290 *do* propagate flame at 140°F and 14.7 PSI, and you would have to take precautions when using these refrigerants. A3 refrigerants also have a very low minimum ignition energy (MIE); it doesn't take much energy at all to ignite them. According to AHRI, the MIE of A2L refrigerants is "magnitudes" higher than A3 refrigerants, and A2L refrigerants burn much more slowly.

To put the flammability of A2L refrigerants into perspective, hot wires, lit cigarettes, and direct flames could ignite A2L refrigerant leaks. However, hot plates, static sparks, hairdryers, and several other heat sources could not start fires from those leaks.

If you're already following all the best practices, working with A2L refrigerants will be similar to working with R-22 and R-410A. If you're smoking around units and tanks, then that's clearly not good, but you don't have to worry about static sparks causing fires.



HIGHER FLAMMABILITY	<b>A3</b> R-50, R-170, R-290, R-600a, R-441a, R-1270	<b>B3</b> R-1140
	<b>A2</b> R-142b, R-152a <b>A2L</b> HFO-1234yf, HFO-1234ze	<b>B2</b> R-30, R-40, R-611, R-717
LOWER FLAMMABILITY	<b>A1</b> R-11, R-32, R-32, R-113, R-114, R-115, R-134a, R-410A, R-449B, R-1234zd	<b>B1</b> R-10, R-21, R-123, R-764
NO FLAME PROPAGATION		<b>LOWER TOXICITY</b>



## Plumbing Division -

Please visit our website for more information: [Plumbing Division](#)

### UBTC Section 3.1.320—Installation—LPG

Below are sections from the UBTC that relate to the use of LP gas (propane) in dwellings.

Methane gas (natural gas) is less dense than the atmosphere and will always try to escape and dissipate when leaks occur. Propane is a gas that is heavier than the atmosphere that will collect in the lowest point that it can find and build up into an explosive concentration. Special care must be exercised to protect the property and life safety of the homeowner or occupants of dwellings where propane is in use. Any event that triggers an inspection in a dwelling that uses propane will bring all these items under the scrutiny of the inspectors. All the code sections related to propane are life safety issues that must be enforced.

#### **Sec. 3.1.320 – Installation – LPG.**

Section 1202.1.1 of the Uniform Plumbing Code is created to read as follows:

In areas where natural gas is available for use as a fuel gas, it shall be used as the primary source for fuel gas for R-1, R-2, R-3, and R-4 type occupancy.

#### **Sec. 3.1.322 – Equipment Burning – LPG.**

Section 1212.11.1 of the Uniform Plumbing Code is created to read as follows:

Equipment burning liquefied petroleum gas (LPG) or liquid fuel shall not be located in a pit, an under-floor space, below grade or similar location where vapors or fuel might unsafely collect unless an approved method for the safe collection, removal and containment or disposal of the vapors or fuel is provided.

Exception: Equipment burning liquefied petroleum gas (LPG) that is equipped with an automatically controlled gas valve may be installed below grade of an R-1, R-2, R-3, or R-4 type occupancy, provided that each area where said appliance(s) are located is equipped with a listed, labeled and approved liquefied petroleum gas detection alarm. Detectors shall sound an alarm audible in all area of the structure and be installed per manufacturer's installation instructions.

#### **Sec. 3.1.324 – Sump Pump – LPG.**

Section 1212.11.2 of the Uniform Plumbing Code, is created to read as follows:

Only submersible type sump pumps will be acceptable for structures with LPG service.

#### **Sec. 3.1.326 – Log Lighter Valve – LPG.**

Section 1212.11.3 of the Uniform Plumbing Code is created to read as follows:

No LPG log lighter valve shall be allowed to be installed below grade, but they shall be allowed on the main floor with a maximum 50 gallon LPG tank no closer than three (3) feet to a structure. LPG tank must be secured. Valves and fittings must be listed for LPG.

*Continued on next page*

## Plumbing Division – Continued

Please visit our website for more information: [Plumbing Division](#)

### Plumbing Sleeves

In the August meeting of the Appeals Board for Plumbers and Gas Fitters an amendment to the Unified Building and Trade Code (UBTC) as it relates to sleeves through concrete walls, stem walls and foundations was approved by the members of the Board. The new section, highlighted below, will be incorporated in the adoption of the 2024 Uniform Plumbing Code.

Section 3.1.060 of the UBTC is amended to read as follows;

Section 312.10 of the Uniform Plumbing Code is amended to read as follows:

Sleeves shall be provided to protect all piping through concrete and masonry walls, or concrete floors.

Exceptions:

- (1) Sleeves shall not be required where openings are drilled or bored; and
- (2) Sleeves shall not be required for DWV pipes going through concrete basement floors or slab on grade.
- (3) An assembly to consist of 2 couplings and Schedule 40 solid wall pipe to fit between the forms of a concrete wall for sanitary drainage only. Such assembly shall be tested during the ground rough inspection.

Please note that ¼ inch per foot slope is a full bubble over the line on torpedo levels as shown below.



The MABCD website has a lot of valuable information and may be viewed at;

[Metropolitan Area Building and Construction Department | Sedgwick County, Kansas](#)

Local code amendments may be viewed, downloaded or printed at this page;

[Codes, Resolutions & Ordinances | Sedgwick County, Kansas](#)

Newsletters from the past 3 years may be viewed at this page;

[MABCD Newsletter | Sedgwick County, Kansas](#)

Do you have a topic that you would like to see in the newsletter? Please email your suggestion to me at;

[Jason.little@sedgwick.gov](mailto:Jason.little@sedgwick.gov)

# Plans Examiners-

## ***ADOPTION OF THE 2024 IBC AND 2024 IEBC***

The Metropolitan Area Building and Construction Department will be presenting the amendments to the 2024 Edition of the International Building Code and the 2024 Edition of the International Existing Building Code to the County Commissioners and the City Council in October for their approval with an effective date of January 1, 2025.

Please stay tuned.



## SECTION 311—VACANT PREMISES

### **Section 311 vacant premises.**

**311.1 General.** Temporarily unoccupied buildings, structures, premises or portions thereof, including tenant spaces, shall be safeguarded and maintained in accordance with Sections 311.1.1 through 311.6.

**311.2.2 Fire protection.** Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times.

As the weather gets cooler, the unhoused population will frequently seek shelter by squatting in the numerous vacant buildings within Wichita. This invariably increases the likelihood of fires, and regardless of the occupancy status, keeping systems in proper working order is not only required by code, but it will assist Wichita Fire Department crews in protecting lives and property. If you have any particular questions, please reach out to the WFD Community Risk Reduction Division at 316.268.4441.



# MABCD Advisory Boards - Calendar

- [Board of Building Code Standards and Appeals \(BCSA\)](#)
- [Board of Electrical Appeals \(BEA\)](#)
- [Board of Appeals of Refrigeration, Air Conditioning, Warm Air Heating, and Boiler](#)
- [Board of Appeals of Plumbers and Gas Fitters](#)

## October 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3 <i>MABCD Mechanical Board Meeting</i>	4	5
6	7 <i>MABCD BCSA Board Meeting</i>	8	9	10	11	12
13	14	15 <i>MABCD Electrical Board Meeting</i>	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30 <i>MABCD Plumbing Board Meeting</i>	31		

# Assistant Directors Desk -

## INSPECTION RECORD CARD AND ADDRESS MARKER.

### Section 2.4.080 of the Unified Building and Construction Code Reads:

“SECTION 2.4.080. – PLACEMENT OF INSPECTION RECORD CARD AND ADDRESS MARKER.”

Section R105.7 of the International Residential Code is amended to read as follows:

**“R105.7 Placement of inspection record card and address marker.** The inspection record card shall be kept on the site of the work until the completion of the project. **Work requiring a permit shall not be commenced until the inspection record card is posted or otherwise made available on the site.** The inspection record card shall be maintained and available on site until final inspection approval has been granted by the building official. **Work shall not be started until the address is posted in such a position as to be plainly visible and legible from the street or road fronting the site.**”

The 2 highlighted and underlined sentences appear to be a challenge to adhere to in today’s world. They are not new requirements, but appear to be less of a concern to maintain until something is needed for a specific inspection or closing.

The inspection record card is maintained on site to have a hard record of what has occurred on site and is your record for documentation that inspections have successfully been completed. When that card is not on site then those inspections cannot be recorded. If someone shows up on site they may request to see the inspection card and if it cannot be produced or has missing inspections, questions then arise as to the validity of any work completed at the site.

When you present the inspection card at this office requesting staff fill out the card based off the computer recorded inspections, who’s permit (s) do you want to wait while staff puts that process on hold to complete the inspection card?

While that time seems insignificant, as of this writing MABCD has issued over 4,000 building permits. If 10% of the inspection cards are brought into the office for completion, 400 permits, and it takes an average of 20 minutes to process, then time taken amounts to 3.3 weeks.

While I focused on the number of building permits issued, it does not include all the trade permits issued, license renewals, new licenses, etc.

As we have seen in the last several months computer systems go down, whether it is hacking or other issues. Without that system the only way to record those inspections is the inspection card on site.

**Work shall not be started until the address is posted in such a position as to be plainly visible and legible from the street or road fronting the site.**

Posting the address and keeping it in place can be a challenge with constant construction traffic in and out. However keeping that address sign up and visible is not only for the building inspector, but for emergency services as well. The multi family construction can present lots of challenges for an inspector in finding addresses and completing inspections in a timely manner, when time is wasted trying to determine which multi family unit needs the requested inspection. This is especially true when there are multiple inspections in that same subdivision or location.

Please insure that the 2 items discussed are in place before any inspections take place in order to avoid delays in the inspection process and re-inspections.

Thanks  
Tim Wagner  
Assistant Director  
MABCD

# Directors Desk -



**[Chris W. Labrum](#)**

*Director*

*271 W. 3rd St. N.  
Suite 101 Wichita, KS 67202*

*p: 316.660.1840*

*f: 316.660.1810*

Greetings to all, and my continued thanks for the great work and cooperation we continue to see in our region!

I'd like to make a few points of emphasis regarding permit applications. Please keep in mind that the online portal is the most efficient way to submit an application into the MABCD work queue. This is especially true, and in fact your only option, if you or your office is in the position of needing or wanting to upload a portion of your documents prior to having a complete application.

As a matter of policy, for both reasons of liability and fairness to all businesses, MABCD staff is not authorized to accept and hold/file/consolidate/manage/monitor/etc. any documents that are part of a partial application and provided to us in hard copy or via email.

Using the portal allows all building permit writers access to work on the applications in our workflow, which of course helps to provide you with the quickest possible response. As always, if you prefer to have your permits issued in person, we invite you to schedule an appointment and visit us at the Reagan Building...please just remember to bring all required documents with you to that appointment.

Thanks for your attention and best of luck in all your efforts!

