



MABCD CONSTRUCTION INDUSTRY NEWSLETTER

Issue 45—February 2025

<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 LICENSES

General Contractors’ licenses expired on December 31st at 12:00 a.m. Although you will not be able to obtain inspections on your open permits nor obtain new permits until your license has been renewed, **you may renew without penalty through January 31st,**

Biennial license renewal fees after January 31st of the renewal year are:
· February 1st - 28th (or 29th): License fee + 25% of license fee for penalty.
· After February 28th (or 29th): License fee + 50% of license fee for penalty.

Staff cannot waive or adjust penalty fees.

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

To take advantage of a training opportunity,

All MABCD **Building Permit Writers** will be attending an all-day seminar on Thursday, February 6th. We appreciate your understanding, and we apologize for any inconvenience this may create.

This will not impact trade permit issuance nor other tasks performed by Trade Permit Writers.

Inside this issue

- [Administration](#)1
- [Building Division](#)2
- [Electrical Division](#)3
- [Mechanical Division](#)4
- [Plumbing Division](#)5
- [Plans Examiners](#)6
- [WFD](#)7
- [MABCD Advisory Boards](#).....8

Special points of interest

- General Contractor License.
- MABCD Staff Training.
- Setback Requirements.
- UBTC Section 4.2.060—EV- EM Shut-off.
- Return Air Openings.
- Commercial Sinks.
- 2024 IBC and 2024 IEBC Adoption.
- Compressed Gases.
- Advisory Board calendar.

Building Division

SETBACK REQUIREMENTS FOR NEW STRUCTURES AND ADDITIONS

Setback restrictions promote safety, privacy, and aesthetic consistency within neighborhoods.

Sedgwick County UZC Article 2 B, i

Setback means the distance that is required by this Code between a Principal Structure or Accessory Structure and the property line of the Lot on which the Structure is located.

Required setback from property lines are listed on permits.

Setbacks are measured from property lines to structures and require survey markers to be uncovered so the inspector can take an accurate measurement. Inspectors do not measure from fences as they are often placed off property lines.

It is the responsibility of the contractor or property owner to have survey markers located and uncovered for this inspection.



Electrical Division -

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

UBTC Section 4.2.060—EV Charging—EM Shut-off

Effective 3/1/2025—The following Amendment to the 2023 NEC has been proposed and will become effective upon Adoption.

SECTION 4.2.060 – DISCONNECTING MEANS.

Section 625.43 of the National Electrical Code (NEC) shall be amended to read as follows:

Section 625.43 Disconnecting Means. EVSE and WPTE shall be provided with one or more disconnecting means in accordance with 625.43(A) and 625.43(B).

Section 625.43(A) Equipment Disconnects. For fixed in place EVSE and WPTE rated more than 60 amperes or more than 150 volts to ground, the disconnecting means shall be provided and installed in a readily accessible location. If the disconnecting means is installed remote from the equipment, a plaque shall be installed on the equipment denoting the location of the disconnecting means. The disconnect shall be lockable in accordance with Section 110.25.

Section 625.43(B) Emergency Shutoff. For fixed-in-place equipment supplying DC power to the vehicle, one or more clearly identified emergency shutoff devices or electrical disconnects shall be provided and shall meet the following:

- (1). Be installed in a readily accessible location in sight of the equipment and located not less than 20 ft and no more 100 ft from the equipment.
- (2). Disconnect power to all electric vehicle power transfer equipment co-located.
- (3). Be clearly marked “ELECTRIC VEHICLE EMERGENCY DISCONNECT.”
- (4). Require manual reset of the emergency shutoff condition.
- (5). Disconnect all ungrounded conductors simultaneously from the source of supply.

The disconnecting means required in accordance with 625.43(A) shall be permitted to serve as the emergency disconnect if it complies with all requirements of 625.43(B).

Exception: Emergency disconnects, other than that required in accordance with 230.85, shall not be required for EVSE and WPTE installed at one- and two-family dwelling units.

Mechanical Division -

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

2024 IMC now allows return air to be pulled from a closet, see highlighted sections 8 & 9 below:

601.5 Return air openings.

Return air openings for heating, ventilation and air-conditioning systems shall comply with all of the following:

1. Openings shall not be located less than 10 feet (3048 mm) measured in any direction from an open combustion chamber or draft hood of another *appliance* located in the same room or space.

2. Return air for heating or air-conditioning systems shall not be taken from a hazardous or insanitary location or a refrigeration room as defined in this code.

3. The amount of return air taken from any room or space shall be not greater than the flow rate of supply air delivered to such room or space.

4. Return and transfer openings shall be sized in accordance with the *appliance* or *equipment* manufacturer's installation instructions, [ACCA Manual D](#) or the design of the *registered design professional*.

5. Return air taken from one *dwelling unit* shall not be discharged into another *dwelling unit*.

6. Taking return air from a crawl space shall not be accomplished through a direct connection to the return side of a forced air furnace. Transfer openings in the crawl space enclosure shall not be prohibited.

7. Return air for heating or air-conditioning systems shall not be taken from a bathroom, toilet room, kitchen, garage, boiler room, furnace room or unconditioned attic.

8. Return air from a closet shall serve only the closet and shall not require a dedicated closet supply duct.

9. Return air taken from a closet smaller than 30 square feet (2.8 m²) shall require the closet door be undercut not less than 1¹/₂ inches (38 mm) or have either a louvered door or an air transfer grille, each with a net free area of not less than 30 square inches (19 355 mm²).

10. Return air for heating or air-conditioning systems shall not be taken from indoor swimming pool enclosures and associated deck areas.

Exceptions:

1. Where the air from such spaces is dehumidified in accordance with [Section 403.2.1](#), Item 2.
2. Dedicated HVAC systems serving only such spaces.

Exceptions:

1. Taking return air for heating or air-conditioning systems from a kitchen is not prohibited where such return air openings serve the kitchen and are located not less than 10 feet (3048 mm) from the cooking *appliances*.

2. Taking return air for heating or air-conditioning systems from a kitchen is not prohibited in a *dwelling unit* where the kitchen and living spaces are in a single room and the cooking *appliance* is electric and located not less than 5 feet (1524 mm) in any direction from the return air intake opening.

3. Dedicated forced air systems serving only the garage shall not be prohibited from obtaining return air from the garage.

Plumbing Division -

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

Commercial Sinks, Food Handling Fixtures and Waste Receptors

Excerpts from the 2021 Uniform Plumbing Code:

Per section 704.3 Commercial Sinks.

Pot sinks, scullery sinks, dishwashing sinks, and other similar fixtures shall be connected directly to the drainage system.

A floor drain shall be provided adjacent to the fixture and shall be connected on the sewer side of the sink. No other drainage line shall be connected between the floor drain waste connection and the fixture drain. The fixture and floor drain shall be trapped and vented in accordance with this code. Commercial kitchens must have a floor drain adjacent to the dishwashing sinks or three compartment sink.

Per section 801.3.3 Food Handling Fixtures.

Food preparation sinks, steam kettles, potato peelers, ice cream dipper wells, and similar equipment shall be indirectly connected to the drainage system by means of an air gap.

Per section 804.1 Indirect Waste receptors.

Plumbing fixtures or other receptors receiving the discharge of indirect waste pipes shall be approved for such use and shall be of such shape and capacity to prevent splashing or flooding and shall be located where they are readily accessible for inspection and cleaning.

Floor drains typically are not of adequate shape and capacity to prevent splashing or flooding therefore a floor sink is needed for the indirect waste receptor.



Commercial kitchens must have provisions for both dishwashing and food preparation sinks.

Plans Examiners-

2024 IBC and 2024 IEBC

Starting January 1, 2025

Plan Review Applications (PLR) having a 2024 year in it will be reviewed under the 2018 Edition of the International Building Code or 2018 Edition of the International Existing Building Code.

Plan Review Applications (PLR) having a 2025 year in it will be reviewed under the 2024 Edition of the International Building Code or 2024 Edition of the International Existing Building Code.

Wichita Fire Department -

SECTION 53—COMPRESSED GASES

5307.4.3 Gas Detection System

A gas detection system complying with Section 916 shall be provided in rooms or indoor areas in which the carbon dioxide enrichment process is located, in rooms or indoor areas in which container systems are located, and in other areas where carbon dioxide is expected to accumulate.

Carbon dioxide sensors shall be provided within 12 inches (305 mm) of the floor in the area where the gas is expected to accumulate, or leaks are most likely to occur. The system shall be designed as follows:

1. Activates a low-level alarm upon detection of a carbon dioxide concentration of 5,000 ppm (9000 mg/m³).
2. Activates a high-level alarm upon detection of a carbon dioxide concentration of 30,000 ppm (54 000mg/m³).
Businesses with carbon dioxide enrichment systems with more than 100 pounds of carbon dioxide require a gas detection system.



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](#)

February 2025

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