



**ARE YOU PLANNING
ON RENOVATING
YOUR HOUSE?**

Community Development 816-776-5304

Liberty Utilities 1-800-424-0427

KCP&L 1-800-417-5275

Here are some simple questions and answers that will help you during your process. For more details or complete code requirements please refer to the 2015 International Residential Code for one and two family dwelling units located in the Office of Community Development Richmond City Hall or the County Library.

Does the electrical service have to be upgraded? No, the minimum size service for a residential structure is 100 amps. Have your electrician complete a load test on your existing panel to determine what the amperage draw is. If you are planning on replacing your gas appliances with electrical make sure they figure that into the load test. All electrical panels require 2 means of ground. Yes, it would if the old house currently only has a 60 amp service.

If I replace the Furnace or Water Heater do I have to upgrade the gas lines and vent? Most likely yes. Copper gas lines are not allowed for use with any natural gas appliance. Copper gas lines may be used with propane. Most of the older homes are vented directly into a masonry chimney. This can allow carbon monoxide to leak through any cracks that have formed over the years. The code requires an approved flue lining be placed inside a masonry chimney.

Where are GFCI outlets required? All bathroom receptacles, garage or accessory structure receptacles, crawl space receptacles, unfinished basement receptacles, kitchen receptacles serving the countertop, bar sink receptacles, and outside receptacles or anywhere within 6 feet of water.

Is a fan required in the bathroom? All bathrooms are required to have a means of ventilation either by operable window or mechanical fan. The fan must be exhausted directly to the outside and not into the attic.

Must all bedrooms have a window that opens? Yes, all sleeping rooms including areas in the basement must have a window that has at least a 5.7 sq. ft. of clear opening. Window sill height maximum is 44 inches above floors.

What are the requirements for handrails? Handrails must be 34 to 38 inches above the tread and have a hand grip of 1 ¼ to 2 inches and a space of 1 ½ inches minimum to the wall.

What are the requirements for deck guardrails? The railing height on a deck must be at least 36 inches if the deck is over 30 inches above the ground. The guardrails must not have an opening larger than a 4 inch sphere can pass through.

Where are smoke detectors required? Smoke detectors are one of the most important items you can place in your home, they save lives by early detection. All new construction, bedroom additions and complete renovations require smoke detectors in every bedroom and adjoining area, and one for every story of the home including the basement. The detectors need to be interconnected so activation of one alarm sets them all off with battery backup.

What if I install a new water heater? Permits are required for replacement of a water heater. Gas water heaters are not allowed in a bedroom, bathroom or closets. There must be 30 inches of working space in front and must have a pressure relief valve installed to within 6 inches of the floor and may not be reduced in size from the valve. Without the proper pressure relief valve water heaters have been known to explode. Water heaters have been known to reach heights of 500' and lift houses off their foundations.

How many receptacles are required? In all habitable space they must be installed no more than 12' apart. A minimum of two 20 amp circuits are required in the kitchen and spaced every 24 inches. One is required in the bathroom within 3 feet of each basin.