City of Baldwin City
PO Box 86
Baldwin City, Kansas 66006
Council Meeting Agenda

Baldwin City Community Center
712 Chapel St
Baldwin City, KS 66006

TUESDAY
November 3rd, 2026
7:00 PM

A. Call to Order-Mayor Gerald Cullumber

B. Approval of Agenda

C. Consent Agenda

1. Minutes 10.20.2026
2. Scheduled Claims List

D. Public Comment:

Members of the public are welcome to comment on items relating to City business not listed on this Agenda. Please stand and wait to be recognized by the Mayor. As a general practice, the comments may or may not be acted upon by the Council during the meeting, or Council may refer the items to staff for follow up.

*If you wish to comment on an item listed on the agenda, a **sign-up sheet** is provided for you to sign in and provide your address. You will be called on when the Agenda item of interest is under discussion by the Council.*

E. Special Reports or Presentations

F. Old Business

G. New Business

1. Special Event-Ugly Sweater Fun Run

2. Ordinance 1542 - Code Update

3. City Properties

H. Council Committee Reports

1. Budget and Finance - Scott Lauridsen/Peter Wentz
2. Community Development - Cory Venable/Peter Wentz

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3. Public Safety -Jay King/Cory Venable
4. Public Works and Utilities - Julie Constantinescu/Jay King
5. Strategic Planning - Scott Lauridsen/Julie Constantinescu
6. Lake Advisory Committee-Jay King/Julie Constantinescu

I. City Administrator and Staff comments

J. Council and Mayor comments

K. Executive Session

L. Adjourn

City Council meets every first and third Tuesday of each month at 7:00 p.m. at the Baldwin Community Center. Council work sessions are held the last Tuesday of each month at 7:00 p.m. at the Baldwin Community Center.

City of Baldwin City
Minutes
Tuesday, October 20th 2026
Regular Council Meeting

A. Call to Order

The Baldwin City Council was called to Regular Session at 7:00 p.m. at the Baldwin City Community Center, 712 Chapel Street, with Mayor Gerald Cullumber presiding.

Present were Council Members: Jay King, Cory Venable, Scott Lauridsen and Julie Constantinescu.

Also, attending: Russ Harding-City Administrator; Amara Packard-City Clerk; City Attorney-Jessica Wortham; Pat Toth-Community Development Director; and Chief Pattrick-Police Department.

B. Approval of Agenda

Cory Venable moved and Jay King seconded to approve the agenda as presented. Motion passes 4-0.

C. Consent Agenda

Cory Venable moved and Julie Constantinescu seconded to approve the consent agenda as presented. Motion passes 4-0.

1. Minutes 10.06.2026
2. Scheduled Claims List

D. Public Comment

E. Special Reports or Presentations

Cynthia Perez, President of the Baldwin City Business and Professional Women, introduced Cynthia Beal, and Donna Gratts, both members of the group. Mayor Cullumber read a proclamation proclaiming October 18th-24th as National Business Women's Week.

F. Old Business

G. New Business

1. Special Event-Movie

   Pat Toth explained to the council that this is an application for a feature film to have various scenes shot downtown over a 4-week period. They are asking for 9:00 am to 7:00 pm a couple of days a week. The cast and crew would consist of approximately 15-25 people. The city would need to be notified 7 days in advance for any street closures.

   Cory Venable moved and Julie Constantinescu seconded to approve the special event. Motion passes 4-0.

2. Ordinance 1540 - E-Bikes/E-Scooters

   Scott Lauridsen only asked for the change in description of the golf cart in the ordinance.

   Cory Venable moved and Julie Constantinescu seconded to approve ordinance 1540 with the amendments suggested. Motion passes 4-0.

   Roll Call: Julie Constantinescu-yes, Scott Lauridsen-yes, Cory Venable-yes, and Jay King-yes

3. Ordinance 1541 - Public Sidewalks in the Central Business District

   Ordinance 1541 goes along with Ordinance 1540. This ordinance closes a loophole and makes it ADA compliant. The city will need to order signs to show when you enter the pedestrian area.

   Julie Constantinescu moved and Jay King seconded to approve ordinance 1541. Motion passes 4-0.

   Roll Call: Jay King-yes, Cory Venable-yes, Scott Lauridsen-yes, and Julie Constantinescu-yes

4. Ordinance 1542 - Code Update

   Pat Toth went over the new code update with the council. He explained the amendments he proposed since our community may not face the same things as other areas that deal with earthquakes, hurricanes, wildfires, etc.

   This code update went before the Planning Commission two times, and was approved with a 5-0 vote.

   Pat went over each amendment that was included in the packet.

   Cory Venable discussed his issues with only allowing one layer of shingles when citizens get a new roof if they are in a tight spot.

   This is the first reading.

5. Resolution 2026-12 Midwest Public Risk Healthcare

   This resolution is for the membership with Midwest Public Risk Healthcare. The city will be switching to Midwest Public Risk Healthcare for health insurance due to the high increase the city received from the current provider of over 70 percent at open enrollment. Midwest Public Risk said their increases will not exceed 7 percent yearly. It will change the open enrollment period to June of every year, making it much easier to budget.

   Jay King moved and Cory Venable seconded to approve Resolution 2026-12, Midwest Public Risk Healthcare. Motion passes 4-0.

6. City Properties

   Russ Harding started the discussion with the council on what to do with the city owned buildings, and how it fits into the city strategic plan. No decisions have been made on what to do with the buildings, but the discussions need to start. Citizens are encouraged to let council members along with city administration know their thoughts.

   Cory Venable brought up the city parking lot to the west of the Masonic Lodge and threw out the idea of something like Fort Scott has, a covered pavilion. They could have the farmers market there, solar panels on top for possible charging stations, there are all sorts of possibilities.

H. Committee Reports

1. Budget and Finance - Scott Lauridsen/Peter Wentz
   - NRP rolling forecast
   - FEMA presentation

   Next meeting 11/06/2026 at 9:00am, second floor of City Hall

2. Community Development - Cory Venable/Peter Wentz
   Next meeting 11/19/2026 at 9:00am, second floor of City Hall

3. Public Safety - Jay King/Cory Venable
   Next meeting will be 10/22/2026 at 9:00am, second floor of City Hall

4. Public Works and Utilities - Julie Constantinescu/Jay King
   - Vance Brothers has finished the chip/seal project for this year.
   - Repair was done in front of city hall as well as an area by the post office to make it safer for pedestrian traffic.
   - Crews are trying to finish up patching potholes.
   - A repair was done on a 12" main water leak north of town on 1600 road.
   - Maintaining chlorine residual in the west tower remains to be a problem. The tower has been drained several times to combat the problem.
   - High school electrical work has been completed. Heritage Edition 2 electrical has also been completed.
   - **Chapel Substation:**
   - Mid States completed termination on the switchgear. They are now mostly done until the new high voltage line is run and to heat up the transformer.
   - Fiber installation is complete and now have a working camera at the sight
   - Pat's crew has been working on the high voltage line.
   - **Solar site**:
   - Evergy solar crews have been replacing the rest of the inverters. The new layout required additional trenching with the new cabling.
   - Unit 5 was tested this week without power. The only known problem at this time is isolated to the reverse current relay that has failed. The relay is about 75 years old and, of course, is not available anymore. Mid States is trying to locate a used one or plan to upgrade the relay to a more modern version.
   - **Generation testing:**
   - Inspections are to be done on all the generators in late November.
   - The CAT generators were tested at install in 2025 so will not need testing.
   - The Pratt solar project was to go online on October 15 for the 1MW that we contracted for. Open house and ribbon cutting is planned for October 22.
   - Jeff continues to look for any used generators.

   Next meeting 11/13/2026 at 9:00am, Public Works Conference Room

5. Strategic Planning-Scott Lauridsen/Julie Constantinescu
   Next meeting TBD at 10:00am, second floor of City Hall

6. Lake Advisory Committee-Jay King/Julie Constantinescu
    - Spillway project is moving along
    - Working on trails, bridges to connect trails should be done by end of November
    - Looking for more public involvement

    Next meeting 11/17/2026 at 6:00pm, Executive Room at the Community Center

I. City Administrator and Staff Comments

Citywide cleanup had a good turnout.

Encourage everyone to vote for the High School 5G T-Mobile contest that is going on through October 25th.

J. Council & Mayor Comments

Jay King thanked the Maple Leaf Committee for another wonderful Maple Leaf Festival.

Julie Constantinescu added that this is Mike and Donna Curran's last year so a huge thank you to them for all the time and effort they have put into the festival. The committee could use some more volunteers.

Mayor Cullumber wanted to echo Jay and Julie's comments on Maple Leaf. It was another fantastic year.

K. Executive Session

L. Adjourn

Julie Constantinescu moved and Jay King seconded to adjourn the regular meeting. Motion passes 4-0. Time: 8:50 p.m.

Attest:

_____

Amara M. Packard

City Clerk

11/03/2026 THRU 11/03/2026

INVOICE NUMBER	VENDOR NAME / REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
	AMAZON CAPITAL SERVICES					
1961-9G9D-9XV1	HANDHELD RADIO BATTERIES	11.24.2530		186.27		
				186.27	41483371	11/03/26
19RK-RYQX-9DFK	PRESSURE WASHER PUMP	18.23.2530		176.99		
				176.99	41483371	11/03/26
1C6D-DR4P-6CNC	TIDE PODS	18.22.3680		22.19		
				22.19	41483371	11/03/26
1CX6-Y7Y1-1N3Y	CHAIN	18.23.2530		169.99		
				169.99	41483371	11/03/26
1DP4-RXK3-7XMC	CR2032 BATTERIES	01.02.3800		8.99		
				8.99	41483371	11/03/26
1GFK-6DL3-4VKQ	WRENCH	01.02.3355		49.99		
				49.99	41483371	11/03/26
1J37-FC96-39LH	EYE WASH SOLUTION	11.24.3006		51.48		
	EYE WASH STATN, METER CTR	11.24.2530		83.71		
				135.19	41483371	11/03/26
1K64-WK3W-H33Y	PLATES,COFFEE,BOWLS,SPOONS	01.02.3800		94.08		
				94.08	41483371	11/03/26
1LLQ-XNNK-K1GL	PLOW REMOTES	01.02.3330		599.98		
	SAFETY GLASSES	01.02.3800		34.19		
				634.17	41483371	11/03/26
1LLQ-XNNK-K1HJ	OUTLET TESTERS	01.35.3110		39.96		
				39.96	41483371	11/03/26
1LV1-CRVK-V1LW	BATTERIES, TOILET CLNR	01.02.3800		62.32		
				62.32	41483371	11/03/26
1MKY-YLND-YF9N	KS STATE FLAGS	01.02.3800		34.18		
	COPY PAPER, PAPER PLATES	01.02.3800		64.57		
				98.75	41483371	11/03/26
1PHT-WCMV-X9P7	STROBE LIGHT	11.25.2530		81.85		
				81.85	41483371	11/03/26
1PHY-YRWF-7XJL	HALLOWEEN CANDY FOR KIDS	01.01.3900		107.91		
				107.91	41483371	11/03/26
1RTW-DGQ4-CNVH	TRIPOD KIT	18.23.2530		300.00		
				300.00	41483371	11/03/26
1VRW-7KP9-67KW	BATTERY	11.24.2530		25.21		
				25.21	41483371	11/03/26
1X3J-TFRM-T7WW	BLEACH	18.22.3680		26.39		
				26.39	41483371	11/03/26
1XLV-GGWF-GVWK	TURF TIRES	01.03.3350		79.98		
				79.98	41483371	11/03/26
1XR7-XXP9-3JJL	UTV TIRES	01.03.3350		194.06		
	UTV TIRES	03.01.3350		194.07		
				388.13	41483371	11/03/26
1XR7-XXP9-3JJL-CORR	UTV TIRES	01.03.3350		128.95		
	UTV TIRES	03.01.3350		128.95		
	DIXIE 20 OZ BOWLS	18.22.3800		18.72		
	360 COUNT PLASTIC SPOONS	18.22.3800		26.99		
	2 PACK MULTIFOLD PAPER TOWELS	01.02.3800		84.52		
				388.13	41483371	11/03/26
1XR7-XXP9-3JJL-REV	UTV TIRES	01.03.3350		194.06-		
	UTV TIRES	03.01.3350		194.07-		
				388.13-	41483371	11/03/26
	ARROWHEAD - 146					

CITY of BALDWIN CITY

SPECIAL EVENTS APPLICATION

Submit completed application to City Clerk Office thirty (30) days prior to event

Date: October 29.2026

Name of contact person Jeannette Blackmar

Phone 785-594-3186

Email director@lumberyardartscenter.org

Name of Sponsoring Business or Organization *(if different than above)*

Address or location of event 718 High Street and HIgh Street between 8th and 7th Streets Including Sullivan Square

Describe the **type of event** proposed Ugly Sweater Fun Run

Date(s) of proposed event: December 12, 2026

Hours of operation: 8 am - 12 pm

Please describe the **details** of your event in the space provided below. Attach additional sheets if necessary

Attendance: Total anticipated attendance: Persons 150 Vehicles 60

Electrical - does your event require electricity? ☒No ☐Yes (if yes, show location(s) on map)

Barricades – does your event require street closure? ☐No ☒Yes (if yes, show location(s) on map)

Trash: How will trash be managed? ☒Provide Own Trash Receptacles *WE WILL USE THE CITY'S PERMANENTLY PLACED TRASH RECEPTACLES DOWNTOWN.

☐Request City Services (show location(s) on map)

Restrooms: Number of Portable Restrooms 0

Company to place/remove _____

Company contact info _____

Structures: Are temporary buildings, site improvements or alterations, grills, tents, canopies, inflatable structures, or live music proposed with this request? ☒ No ☐ Yes

If yes, please describe:

none

Signs: Are signs or attention attracting devices proposed with this event? ☐ No ☒ Yes (if yes, show on map)

Publicizing Event: Will the proposed event be advertised to the public?

☐ No ☒ Yes – Flyers ☐ Yes – Newspapers ☐ Yes – Radio/TV (*Please attach copy)*

REQUIRED DOCUMENTS CHECK LIST:

☒ **Completed Application**

☒ **Map -** Attach a map showing street(s) and location of the event as described above.

☒ **Insurance coverage** – Applications for all events ***held on public property and/or assisted by the City of Baldwin City must*** be accompanied by a Certificate of Insurance identifying the City as "Additional Insured." Proof of liability and bodily injury insurance coverage at a minimum amount of $500,000.00 combined single limit per occurrence with a minimum aggregate limit of $1,000,000 is required**.** Insurance certificates must reference the event to be held and be dated within 30 days of the event. Contact City Clerk Packard at apackard@baldwincity.gov or call 785.594.6427 to confirm if applicable to your event.

☒ **Non-Profit:** Fee's may be waived by the City Administrator if a letter showing non-profit status is included with application.

☐ **Application fees**: $100.00 Request Waiver

☐ **Utility fees:** If electric service is requested, a fee of $25.00 plus the cost of electricity used will be assessed. Applicants must complete a utility card in advance and include with the application.

☒ **Alcohol:** If alcohol is to be served or sold a copy of the ***approved KSDR Form ABC-830 Temporary Permit Application and Agreement*** on file with the City Clerk.

I certify that the information contained in and attached to this application is correct, and I agree to abide by the terms of the Code of the City of Baldwin City, Kansas, which regulate special events, and by the specific terms and stipulations of this permit.

By signing this application, the applicants for a Special Event Permit agree to hold the City of Baldwin City and its employees harmless for any and all claims, lawsuits, or liability including attorney fees, costs allegedly arising out of loss, damages, or injury to person or person's property occurring during the course of or pertaining to the Special Event caused by the conduct of employees or agents of applicants.

Applicants Signature: Jana Blackburn

Applications for a special event filed after thirty (30) days prior to the event may not be considered

Ugly Sweater Fun Run Description

The 2nd Annual Lumberyard Arts Center Ugly Sweater Fun Run in partnership with the Baldwin City Recreation Commission is Saturday, December 12 from 8 am - 12 pm.

This is purely a fun run/walk community event with all ages in participation. A highlight is to dress up in the ugliest sweater! Dogs on leashes are also welcome. We will obey Sullivan Square rules of no dogs with additional signage and monitoring by volunteers. The first event was a huge success with 150 participants.

We are requesting a High Street, street closure for safety purposes primarily for the start of the race.

- With 150 participants, we need the street space for everyone to gather as we start the race immediately outside the arts center at 10 am on High Street.
- We are also using Sullivan Square for an "itty bitty fun run" for the littlest entrants or for those who want a very short route.
- We do anticipate entrants outside the arts center building from opening our doors for registration at 8 am and milling around Sullivan Square from 8 am to 10 am. We will have holiday music playing outside and seating outside on the sidewalk and in Sullivan Square for folks to enjoy the December winter air. To this end, we also are requesting the use of City's propane heaters.
- We will congregate entrants on High Street around 9:45 for the start of the race at 10 am. The race follows a sidewalk route with signs marking the route and volunteers along the route. The race route ends at the Lumberyard Arts Center where entrants will cool off outside, get their hot cocoa and attend the award ceremony. These activities occur within the arts center.

Event Schedule

- **8-9:30 am** **Registration inside the arts center**
  - Entrants register, pick out their mug, get hot cocoa, coffee and take photos of themselves at the Truity Credit Union photo station inside the arts center
  - Option to add shots of Bailey's, peppermint Schnapps, Fireball to hot cocoa and coffee
  - Folks mill around outside the arts center, seating is outside the arts center on the sidewalk.
- **10am** **Race Start on High Street in front of the arts center**
- **~10:40 - 11am** **Entrants arrive back at the LAC for Hot Cocoa, Awards**
- **12pm** **Clean up and event ends**

Ugly Sweater Fun Run Event Map - Not to Scale

Lumberyard Arts Center
718 High

N

Photo Booth
Hot Cocoa Bar
Registration
Award Presentation

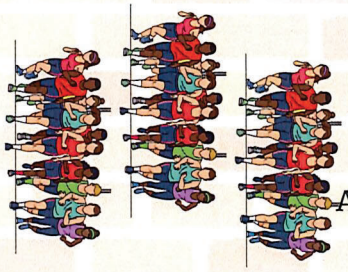
BAR
Shots to add to coffee and hot cocoa

Sullivan Square

Itty Bitty Fun Run Route

8th Street

START



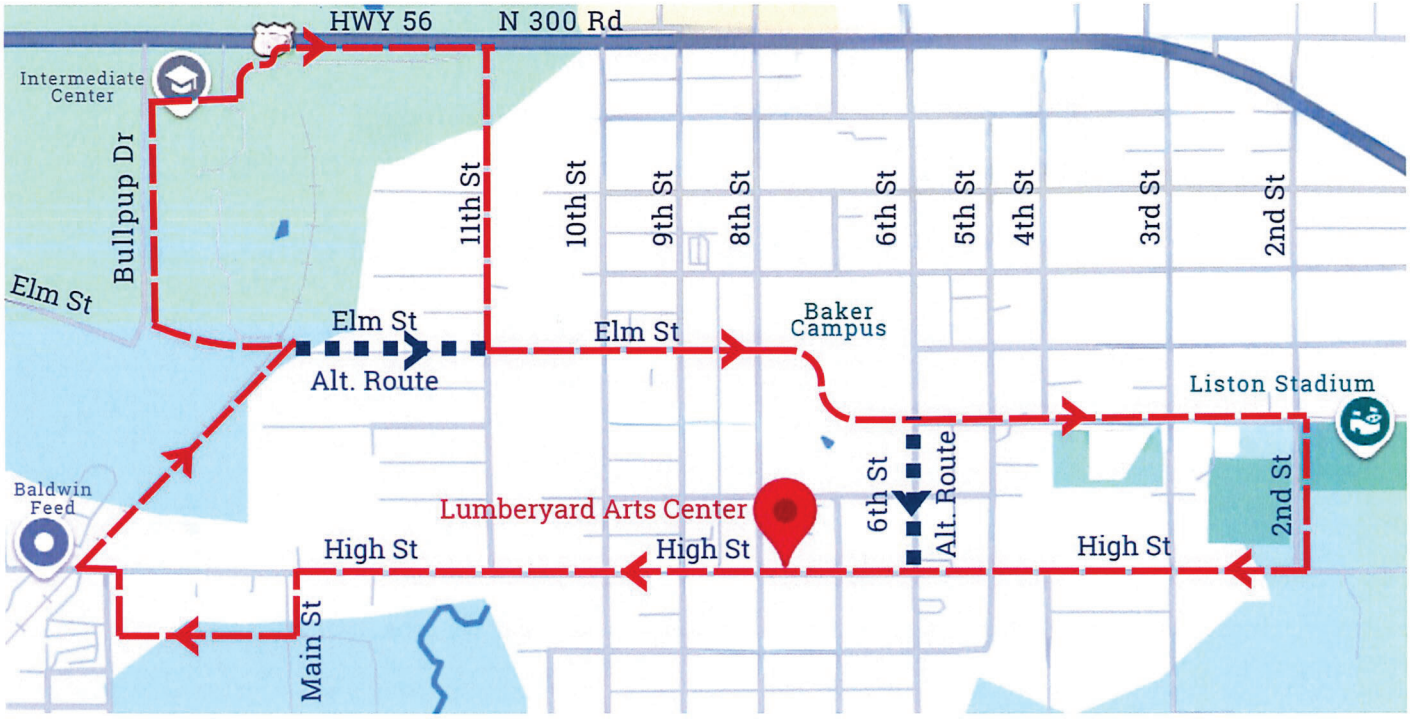
8 am - 10 am
Entrants milling around outside pre-race

Race starts at 8th/High with 150 peeople.
After the start, race continues on sidewalks using routes below.

7th Street

HIGH STREET

Race (run or walk) Routes



ORDINANCE NO. 1542

AN ORDINANCE ADOPTING THE INTERNATIONAL BUILDING CODE 2024 EDITION, INTERNATIONAL RESIDENTIAL CODE 2024 EDITION, INTERNATIONAL EXISTING BUILDING CODE 2024 EDITION, INTERNATIONAL MECHANICAL CODE 2024 EDITION, INTERNATIONAL PLUMBING CODE 2024 EDITION, THE INTERNATIONAL FUEL GAS CODE 2024 EDITION, THE NATIONAL ELECTRICAL CODE 2026 EDITION, INTERNATIONAL POOL AND SPA CODE 2024 EDITION, INTERNATIONAL PROPERTY MAINTENANCE CODE, THE EDITION OF THE INTERNATIONAL FIRE CODE ADOPTED BY THE KANSAS STATE FIRE MARSHAL AND AMENDING SECTIONS 4-202, 4-202a, AND 4-202b, 4-301, 4-401 AND ADDING SECTIONs 4-202c, 4-301a, 4-401a TO THE CODE OF THE CITY OF BALDWIN CITY, KANSAS

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BALDWIN CITY, KANSAS

Chapter 4, Article 2 Section 4-202 of the City code regulating the building code is amended as follows:

4-202. International Building Code Incorporated.

There is hereby adopted and incorporated by reference, for the purpose of establishing rules and regulations for the construction, alteration, repair, moving, removal, conversion, demolition, equipment, use, occupancy, location, height, area, and maintenance of buildings or structures in the City of Baldwin City that certain standard building codes known as the 2024 Edition of the International Building Code, (other than Chapter 11 and Chapter 13), the 2024 Edition of the International Existing Building Code, 2024 Edition of the International Swimming Pool and Spa Code, 2024 Edition International Property Maintenance Code, and the International Fire Code as adopted by the State of Kansas and such code being made as part of the ordinances and Code of the City of Baldwin City, as if the same has been set out in full herein, all as authorized and in the manner prescribed by K.S.A. 12-3009 through 12-3012 including any amendments thereto, as provided by law, and the same are adopted by reference and incorporated as a part of this chapter as if set out at length in this chapter, and provisions of such building code shall be controlling for the purpose of this chapter within the corporate limits of the city.

Any person violating any provision of the above code shall be as provided by section 1-118 of this code.

4-202a. International Residential Code Incorporated.

There is hereby and incorporated by reference, as the regulatory code for the construction, alteration, renovation and repair of one and two family dwellings, the International Residential Code, 2024 Edition, the International Existing Building Code, the 2024 Edition of the International Existing Building Code, 2024 Edition of the International Swimming Pool and Spa Code, 2024 Edition International Property Maintenance Code, and the International Fire Code as adopted by the State of Kansas as recommended by the International Code Council, such code being made as part of the ordinances and code of the city as if the same has been set out in full herein, all as authorized and in the manner prescribed by K.S.A 12-3009 through 12-3012 including any amendments thereto. No fewer than three copies of the International Residential Code, 2024 Edition shall be marked or stamped “Official Copy as Incorporated by the Code of the City of Baldwin City,” and shall be filled with the city clerk to be open to inspection and available to the public at all reasonable hours of Business.

Any person violating any provision of the above code shall be as provided by section 1-118 of the code.

4-202b Amendments. 2024 International Residential Code (IRC)

(1) Section R105.2 Work exempt from permit.
   a. Section R105.2 (2), strike in its entirety. Fences shall require a permit.
   b. Section R105.2 (5), to read as follows: “Sidewalk and driveways not in the public right of way.”
(2) Section R309.2 Fire Sprinklers, strike this section in its entirety.
(3) Section R310.2.2 *Alteration, repair, additions*, to read as follows: where one or more sleeping rooms are added to create in existing dwellings, the sleeping room and the area outside each sleeping area in the immediate vicinity of the bedroom shall be equipped with smoke alarms located as required for new dwellings.
(4) Section R311.2.2. *Alteration, repair, additions,* to read as follows: where one or more sleeping rooms are added or created in existing dwellings, a carbon monoxide alarm shall be installed outside of the sleeping area in the immediate vicinity of the sleeping room.
(5) Section R317.5 Automatic Fire Sprinkler Systems, strike this section in its entirety.
(6) Section R507.3 Exception 2.3, to read as follows: The walking surface is not more than 30 inches (508 mm) above grade at any point within 36 inches (914 mm) measured horizontally from the edge.
(7) Table 602.10.6.2 Note: Delete Note: Header shall not extend over more than one opening.
(8) Chapter 11 Energy Efficiency; strike in its entirety, except to require the following minimum insulation R-values:

a.	Ceiling	R-38
b.	Wood Frame Wall	R-13
c.	Mass Wall	R-13
d.	Floor	R-30
e.	Finished Basement Wall	R-10
f.	Crawl Space Wall	R-10

4-202c Amendments. 2024 International Building Code (IBC)

(1) Chapter 11 Accessibility strike; in its entirety and replaced with the American Disabilities Act of 2010 requiring the use of the 2010 ADA Standards for Accessible Design.
(2) Chapter 13 Energy Efficiency; strike in its entirety.
(3) Section 2902. Exception #2, to read as follows: Separate toilet facilities shall not be required in structures or tenant spaces with a total occupant load including both employees and customers of 25 or fewer.
(4) Section 2902.6, to read as follows: Drinking fountains shall not be required for occupant load of 25 or fewer.

Chapter 4, Article 3 Section 4-301. Plumbing, Mechanical, and Fuel Gas Code of the City code regulating the building code is amended as follows:

4-301. International Plumbing, Mechanical, and Fuel Gas Code incorporated

There is hereby adopted and incorporated by reference for the purpose of establishing rules and regulations for the practice of mechanical, plumbing; including installation, maintenance, extension and alteration of all pipes, ducts, fixtures, HVAC, ERV, HRV, appliances and appurtenances in connection with public sewer or public water systems are regulated by the 2024 Edition of the International Mechanical Code and the 2024 Edition of the International Plumbing Code. All fuel gas piping installation, modifications, repairs, or extension are regulated by the 2024 Edition of the International Fuel Gas Code as recommended by the International Code Council is being made as a part of the ordinances and code of the city as if the same had been set out in full herein, all as authorized and in the manner prescribed by K.S.A 12-3009 thought 12-3012 including amendments thereto. No fewer than three copies of the International Plumbing Code, International Fuel Gas Code, and the International Mechanical Code 2024 Editions, shall be marked or stamped "Official Copy as Incorporated by the code of the City of Baldwin City" and shall be filed with the city clerk to be open to inspection and available to the public at all reasonable hours of business.

Any person violating any provision of the above code shall be as provided by section 1-118 of the city code.

4-301a Amendments.

(1) Section M1505 Mechanical Ventilation; Strike this section in its entirety.

Chapter 4, Article 4. Section 4.401 Electrical Code of the City code regulating the building code is amended as follows:

4-401 2026 National Electric Code

There is hereby adopted and incorporated by reference for the purpose of establishing rules and regulations for the practice of Electrical; installation, modification, repairs, or extension of any electrical systems are regulated by the 2026 Edition of the National Electrical Code is hereby incorporated by reference herein and made a part of the article as authorized and in the manner prescribed by K.S.A. 12-3009 through K.S.A 12-3012. No fewer than three copies of the 2026 Edition of the National Electric Code, shall be marked or stamped "Official Copy as Incorporated by the code of the City of Baldwin City" and shall be filed with the city clerk to be open to inspection and available to the public at all reasonable hours of business.

Any person violating any provision of the above code shall be as provided by section 1-118 of the city code.

4-401a Amendments

(1) Article 210.12(B) Dwelling Units, to read as follows: All 120-volt, nominal, single-phase, 10-, 15-, and 20-ampere branch circuits supplying outlets or devices installed in the following locations shall be protected by any of the means described in 210.12(A):
    (1) Bedrooms
    (2) Sleep rooms
    (3) Any room that Authority Having Jurisdiction (AHJ) has determined may require AFCI protection based on use of the room.

Section 2. Effective Date. This Ordinance shall be in full force and effect from the after its passage and publication in the official city newspaper as provided by law.

Baldwin City is not waiving mandated requirements by state statute or state-adopted codes, unless the state law allows itself for local amendment.

PASSED AND APPROVED BY THE GOVERNING BODY OF THE CITY OF BALDWIN CITY, KANSAS on the 3rd day of November, 2026

_____

Gerald Cullumber, Mayor

ATTEST:

_____

Amara Packard, City Clerk

APPROVED AS TO FORM

_____

Jessica Wortham, City Attorney

Pat Toth
Director of Community Development

Staff Report

To: City Council

From: Pat Toth
Director, Community Development

Type: Building Code Update

Date: October 20th, 2026

General Information

Applicant:	Baldwin City Community Development Department
Property Owner:	N/A
Requested Action:	Update Building Codes
Proposal:	To update the current adopted Building Codes to the ICC 2024 Building Codes.
Existing Zoning and Land Use:	N/A
Comprehensive Plan:	N/A
File Date:	N/A

Proposal:

City Staff is requesting to update the city adopted building codes from the 2003 International Residential Code and the 2003 International Building Code to the following:

2024 International Residential Code
2024 International Building Code
2026 National Electric Code
2006 International Fire Code (Match with the Kansas Fire Marshall Regulations)
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel Gas Code
2024 International Existing Building Code

This proposal was triggered by a new Kansas bill that was passed known as Senate Bill 418. While this bill does not directly have any language that suggests we must update our codes it does set the standard in which a developer may use third party inspections and reviewers to expedite the building and development timeline. The updating of our codes is in order to hold ourselves and any third-party organization to the highest building standards regarding public safety.

Contractor Meeting and Discussion:

On June 4th, 2026, the local contractor council were invited to the Public Works office in order to discuss and review the proposed Building Code changes and update. The majority of discussion was very positive and overall well received. No significant doubt or negative feedback was brought to staff's attention. The general consensus is at this time, the local builders agree that they are already constructing to the codes that are being proposed. Staff is recommending certain amendments to portions of the codes that both staff and the contractors find to be more inline with the type of construction practices applicable to this area and designed to reign specifications that will significantly increase the cost of construction and create an unaffordability situation for future development.

Discussion:

City Staff is requesting to update our outdated codes in which we dictate how construction is conducted inside the city limits of Baldwin City. There are multiple reasons that staff is making this request.

1. Builders are already building to the standard that is being proposed for adoption.

2. Currently commercial construction has surpassed our ability to utilize our current codes for plan review due to construct practice have changed and new material and components have been brought to market that our codes do not have language for.
3. Much of the "changes" are just language clarifications that make the codes more easily interpreted and understood for all contractors, engineers, and inspectors alike.
4. The State has approved State Statutes that require jurisdictions to update their Building Codes to meet the minimum requirements of the State (ICC 2018) if they have already building regulations adopted.
5. The amendments being proposed are designed to use common sense construction practices that are still applicable while limiting high construction costs at a time when the nation is seeing a housing crisis due to unaffordability.

How the requested updates affect the community:

1. The changes will for the most part will not change any portion of construction within or jurisdiction significantly.
2. Residential builders will almost see no changes as the majority of builders are currently building to the requirements of the updated regulations already.
3. Commercial Construction is generally designed by professional Engineers and Architects that already generally know the regulations that are associated with the International Code Council and design their structures and projects accordingly. This will simplify the situation to what is adopted now due to the fact our current codes are so outdated that designs must be accepted on a separate code cycle per each project. This will actually make the design process easier and more streamlined as everything will now be designed to the same standards going forward.
4. Jumping directly to the 2024 ICC will bring us to a code cycle to allow us a reasonable amount of time before we will need to go through the process again.

Amendments being considered.

Residential (IRC) Amendments:

(1) Section R105.2 Work exempt from permit.

a. Section R105.2 (2), strike in its entirety. Fences shall require a permit.
b. Section R105.2 (5), to read as follows: "Sidewalk and driveways not in the public right of way."

(2) Section R302.5.1, to read as follows: Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and dwelling unit shall be equipped with solid wood doors not less than 1

3/8th inches (35mm) in thickness, solid roc honeycomb-core steel doors not less than 1 3/8th inches (35mm) thick, or 20-minute fire-rated doors.

(3) Section R309.2 Fire Sprinklers, strike this section in its entirety.

(4) Section R310.2.2 *Alteration, repair, additions*, to read as follows: where one or more sleeping rooms are added to create in existing dwellings, the sleeping room and the area outside each sleeping area in the immediate vicinity of the bedroom shall be equipped with smoke alarms located as required for new dwellings.

(5) Section R311.2.2. *Alteration, repair, additions,* to read as follows: where one or more sleeping rooms are added or created in existing dwellings, a carbon monoxide alarm shall be installed outside of the sleeping area in the immediate vicinity of the sleeping room.

(6) Section R317.5 Automatic Fire Sprinkler Systems, strike this section in its entirety.

(7) Section R507.3 Exception 2.3, to read as follows: The walking surface is not more than 30 inches (508 mm) above grade at any point within 36 inches (914 mm) measured horizontally from the edge.

(8) Table 602.10.2 Note: Delete Note: Header shall not extend over more than one opening.

(9) Section R908.4 Exception: (3), to read as follows: "Where the existing roof has one or more applications of any type of roof covering."

(10) Chapter 11 Energy Efficiency; strike in its entirety, except to require the following minimum insulation R-values:

a.	Ceiling	R-38
b.	Wood Frame Wall	R-13
c.	Mass Wall	R-13
d.	Floor	R-30
e.	Finished Basement Wall	R-10
f.	Crawl Space Wall	R-10

Commercial (IBC) Amendments:

(1) Chapter 11 Accessibility strike; in its entirety and replaced with the American Disabilities Act of 2010 requiring the use of the 2010 ADA Standards for Accessible Design.

(2) Chapter 13 Energy Efficiency; strike in its entirety.
(3) Section 2902. Exception #2, to read as follows: Separate toilet facilities shall not be required in structures or tenant spaces with a total occupant load including both employees and customers of 25 or fewer.
(4) Section 2902.6, to read as follows: Drinking fountains shall not be required for occupant load of 25 or fewer.

Plumbing/Mechanical (IPC/IMC) Amendments:

(1) Section M1505 Mechanical Ventilation; Strike this section in its entirety.

Electrical (NEC) Amendments:

(1) Article 210.12(B) Dwelling Units, to read as follows: All 120-volt, nominal, single-phase, 10-, 15-, and 20-ampere branch circuits supplying outlets or devices installed in the following locations shall be protected by any of the means described in 210.12(A):
    (1) Bedrooms
    (2) Sleep rooms
    (3) Any room that Authority Having Jurisdiction (AHJ) has determined that may require AFCI protection based on use of room.

Summary:

Baldwin City is in need of updating the regulations and codes that govern the way we construct residential, commercial, and industrial structures to protect the general public from dangers of poor or unsafe construction practices. Staff is recommending that the city update the full range of Building Codes other than the Fire Code in which will stay in line with the State adopted regulation. The fire code is the only set of codes adopted by the Kansas State Fire Marshal that covers the entire jurisdiction of the state. Thus, keeping in line with the State Fire Marshal, this simplifies the development process for all builders to know the standards across the board. Updating the rest of the codes will allow for the use of all available tools and mechanisms of engineered and approved building materials and methods that allow for designers, developers, builders, and contractors to have every available tool at their disposal to build, repair, remodel, and upgrade to the best, safest, efficient, and common-sense oriented construction practices of our current time.

Planning Commission Discussion:

Conversation of the Planning Commission Meeting dated August 11th, 2026 and a second meeting dated September 8th, 2026 was generally about the updating of the Baldwin City Codes. Points that were discussed at length included as follows:

1. Automatic door swing hinges between the dwelling and garage. The consensus of the commission was that if homeowners would like to remove the self-closing hinges after the completion of the construction of their home that is their prerogative however, the

   City will continue to require any method of construction that could potentially save a life from fire spread.
2. It was requested for more information about the changes to the Existing Building Code between the 2003 to the 2024 IEBC
3. It was Requested that more information be made available to show the major differences between the 2018 and the 2024 ICC editions.
4. Conversation about mechanical ventilation was discussed based on the individual homes that choose to completely spray foam.
5. Electrical changes and requirements.
6. Other generalized discussion.

Staff Recommendation:

After consideration of the factors as part of Chapter 4, Article 2, and all applicable sections, Staff is recommending to the City Council recommend approval of the updating of the adopted Building Codes and amendments for the City of Baldwin City.

Planning Commission Recommendation:

After discussing and examination of the proposed update Planning Commission recommended approval by a unanimous vote 5-0.

Specific Action Requested:

An Affirmative motion in support of this item would read as follows: “I make a motion to approve the updating of the City Building Codes to the 2024 edition of the International Building and Residential Codes and the 2026 edition of the National Electrical Code with all associated sub-codes and amendments proposed.”

A motion to recommend denial for this item would read as follows: “I make a motion to deny the updating the City Building Codes to the 2024 edition of the International Building and Residential Codes and the 2026 edition of the National Electrical Code with all associated

sub-codes and amendments proposed based on the findings…….[address reasons for recommending denial]”