



## **CITY OF OLATHE – BUILDING CODES**

1225 S. Hamilton Circle Olathe, KS 66061 / Main: (913) 971-7900

# Construction Guidelines and Standards

Concrete Wall Details

Garage Wind Load

Plot Plan Detail

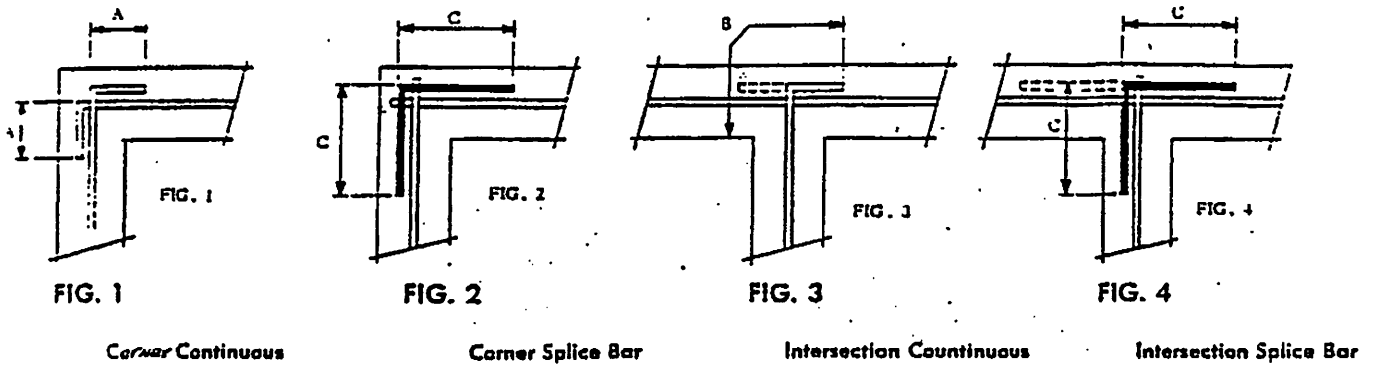
Typical Walkout Basement

Typical Wall Section

Water Service Installation

# Concrete Wall Details

## 8 TYPICAL CONCRETE WALL DETAILS



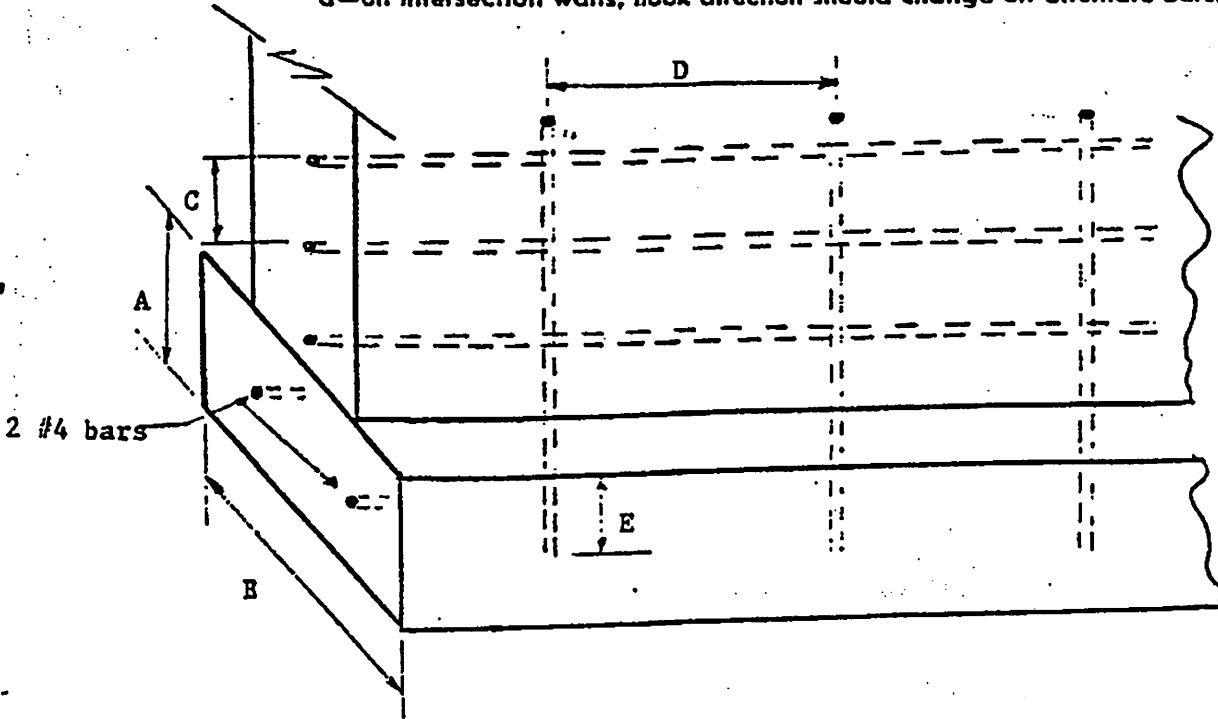
### SINGLE CURTAIN REINFORCING

**NOTES:** 1. Code

- A= 24 bar diameters for yield strengths of 40,000 psi or specified lap, whichever is greater.
- B= 30 bar diameters for yield strengths of 50,000 psi or specified lap, whichever is greater.
- C= 36 bar diameters for yield strengths of 60,000 psi or specified lap, whichever is greater.

2. For clarity, the above illustrations have been modified as follows—

- a—Rounding of hooks has not been indicated.
- b—Horizontals and hooks are shown as separated, actually their faces are flush.
- c—Vertical reinforcement has not been shown.
- d—on intersection walls, hook direction should change on alternate bars.



**NOTES:**

- A= 8" ftg.
- B= 16" ftg.
- C= Horizontal reinforcement 2' oc #4 bars
- D= Vertical reinforcement 4' oc #4 bars
- E= 4"



## **CITY OF OLATHE – BUILDING CODES**

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### **WIND LOAD DESIGN REQUIRED FOR GARAGE DOORS**

Section R301.2.1 of the 2018 International Residential Code (IRC) and Section 1609 of the 2018 International Building Code (IBC) require that all doors be able to resist the design wind load for the structure. This is especially critical for garage doors due to their large area. If a garage door fails due to high winds, the resulting building opening could lead to failure of the garage structure under the increased wind loads.

The members of the trade association called the Door & Access Systems Manufacturers Association International (DASMA) manufacture over 95% of all garage doors sold in North America. Recognizing a need for uniformity in the industry, DASMA has developed a performance labeling program for garage doors. These labels have been available for garage doors since early 2003. The permanently attached label will clearly indicate the wind loads (in psf) for which the door has been certified.

The Kansas City area has a basic wind speed of 115 mph (3 second gust). For a house in Exposure Category B, this translates to 12.8 psf positive wind pressure and 14.8 psf suction wind pressure for a 9' x 7' door, and 12.4 psf positive wind pressure and 13.8 psf suction wind pressure for a 16' x 7' door. (Exposure Category B may be assumed unless the site meets the definition of another category. See IRC Section R301.2.1.4)

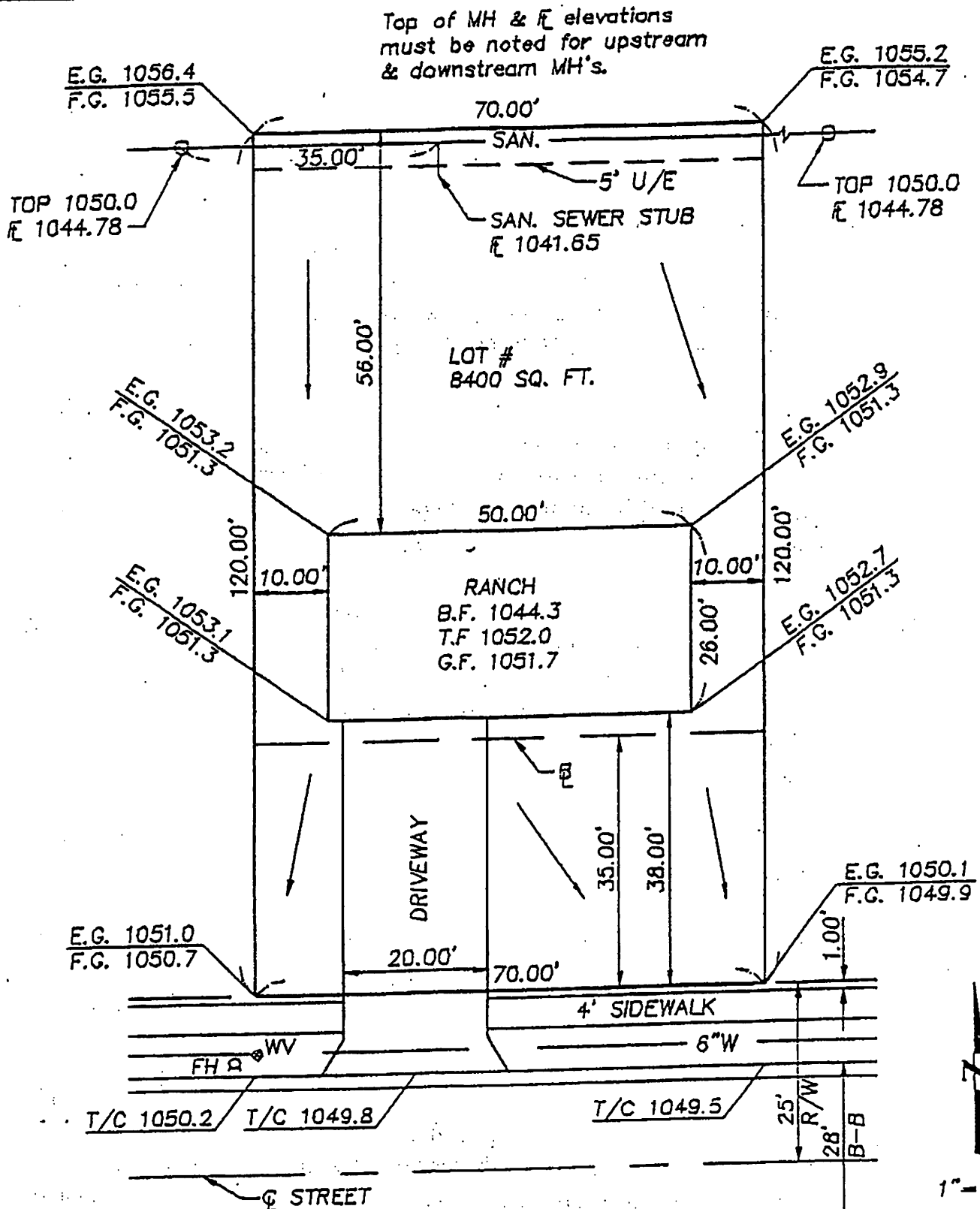
DASMA has published Technical Data Sheet #155M that summarizes the IRC requirements. A copy can be obtained from DASMA's website at:

<http://www.dasma.com/PDF/Publications/TechDataSheets/CommercialResidential/TDS155.pdf> Select M 2000/2003/2006/2009/2012 International Residential codes (IRC). Data Sheets for other codes are also available. Additional information about the Certified Labeling program can be viewed at:

<http://dasma.com/articles/feature/feature65.asp>

Final inspections conducted on permits issued after January 1, 2004 builders will be required to install garage doors that bear the certification label indicating compliance to the local wind loads, and that the installment is in the conformance with the manufacturer's installation instructions. The manufacturer's installation instructions shall be left at the house. This initiative has been developed by agreement with the Home Builder's Association (HBA) of Greater Kansas City in conjunction with the Johnson County Building Officials Association.

# PLOT PLAN DETAIL

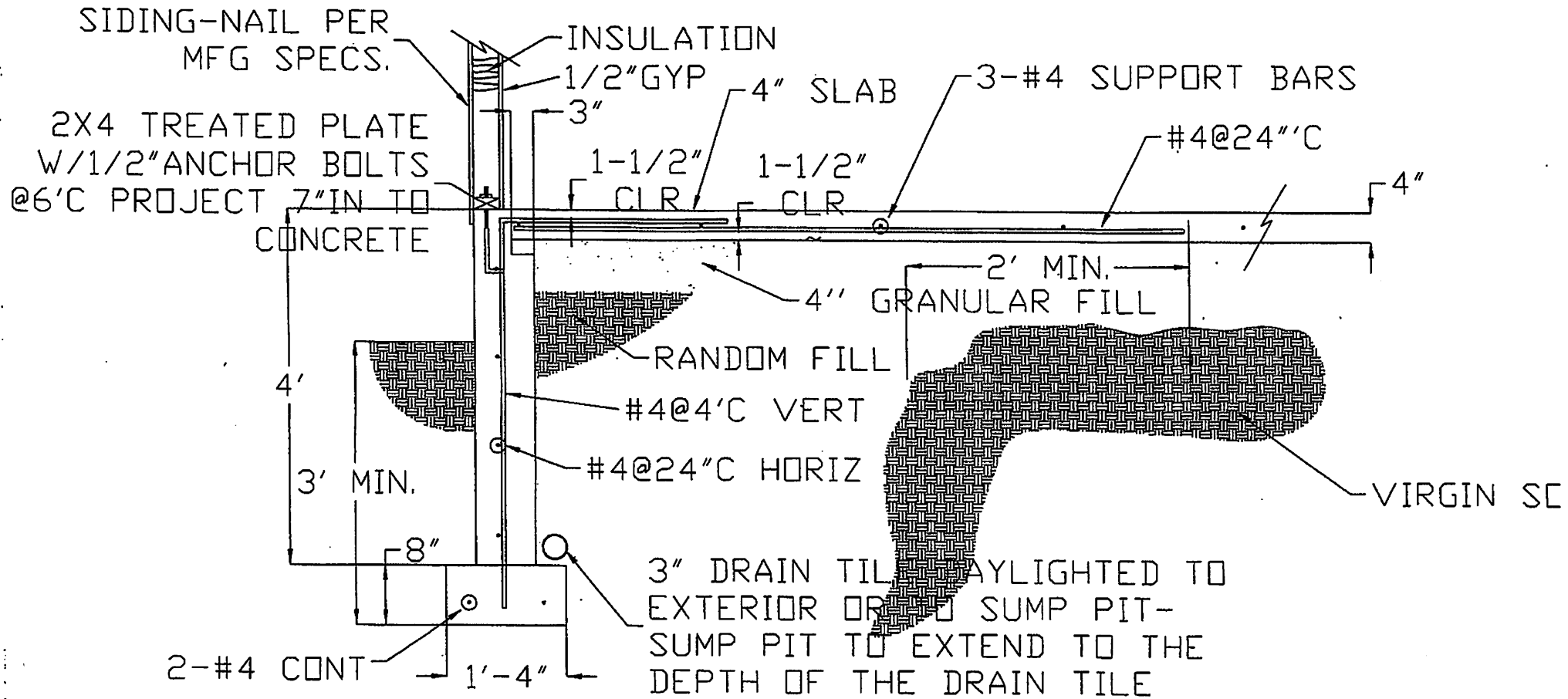


STREET ADDRESS  
 LOT, BLOCK  
 SUBDIVISION NAME, PLAT NO.

QTR., SEC., TOWNSHIP., RANG.

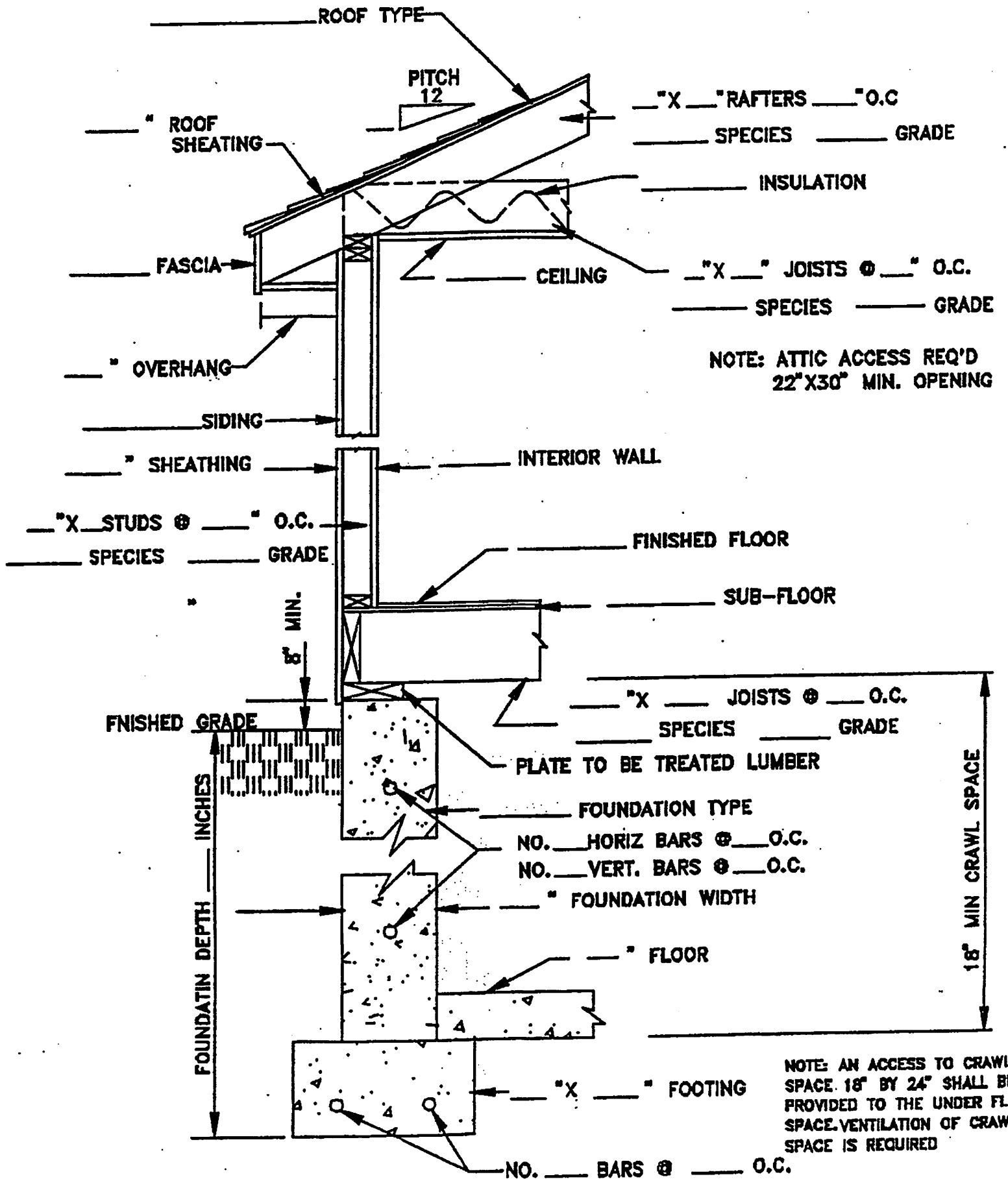
OLATHE, KANSAS DEPARTMENT of CODE ENFORCEMENT	APPROVED J.L.M. CODES DIRECTOR 7-29-94 DATE	REVISED _____ _____ _____	<h2 style="margin: 0;">PLOT PLAN DETAIL</h2>
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# Typical Walkout Basement



TYPICAL WALK OUT BASEMENT FLOOR SLAB

# Typical Wall Section



## TYPICAL WALL SECTION

# Water Service Installation

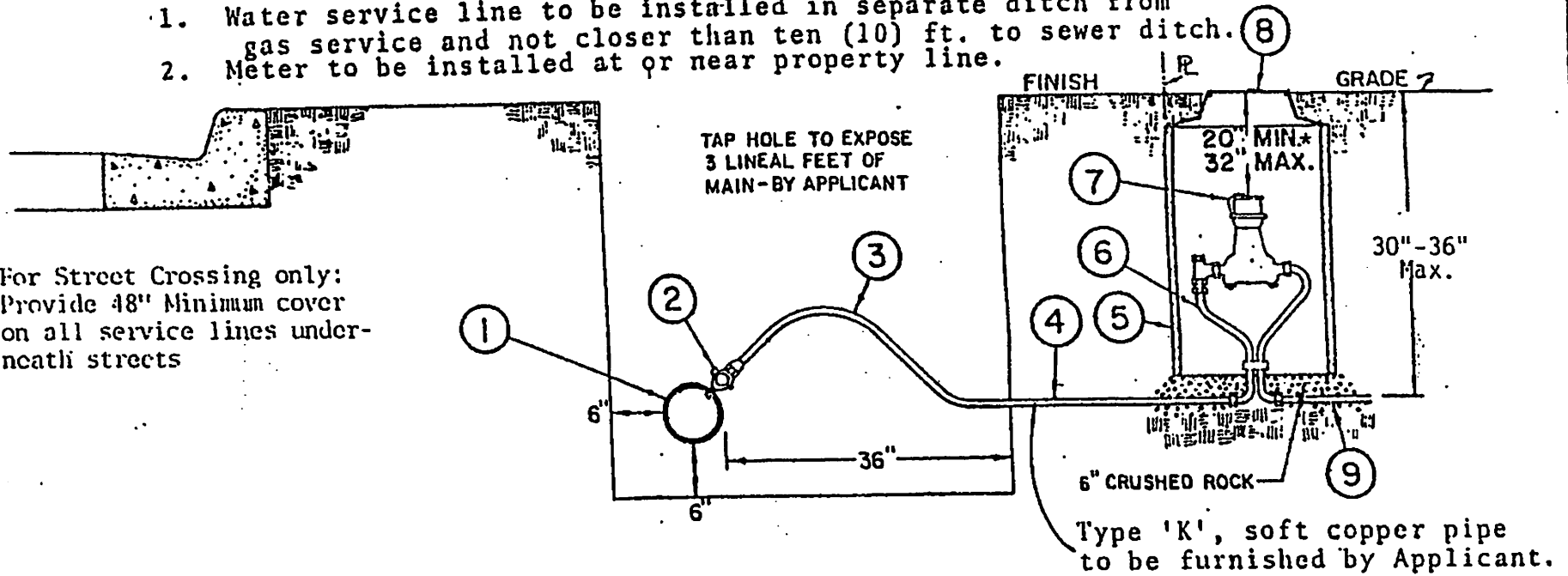
## GENERAL SPECIFICATIONS FOR WATER SERVICE INSTALLATION

ITEMS 3 THRU 9 INSTALLED BY APPLICANT

**Special Notes:**

1. Water service line to be installed in separate ditch from gas service and not closer than ten (10) ft. to sewer ditch.
2. Meter to be installed at or near property line.

3. For Street Crossing only: Provide 48" Minimum cover on all service lines underneath streets



- |                     |                                  |                             |
|---------------------|----------------------------------|-----------------------------|
| 1. WATER MAIN       | 4. CITY'S SERVICE                | 7. WATER METER              |
| 2. CORPORATION STOP | 5. METER VAULT TILE              | 8. METER VAULT COVER        |
| 3. GOOSENECK        | 6. METER SETTER (SINGLE SERVICE) | 9. APPLICANT'S SERVICE LINE |

\* For 12" Setter  
16" Min.  
22" Max.

OLATHE, KANSAS WATER DEPARTMENT ENGINEERING DIVISION	APPROVED  CITY ENGINEER  DATE	REVISED  _____ _____ _____	5/8" AND 1" SINGLE WATER SERVICE INSTALLATION	STANDARD PLAN  WS-1
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