

Code Connection

The customer newsletter for the construction and development community

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

JANUARY 2000

HOLIDAY SCHEDULE:

Department of Codes
Administration (DCA) offices will be
closed on the following date:

Monday, January 17, 2000
Martin Luther King, Jr. Day

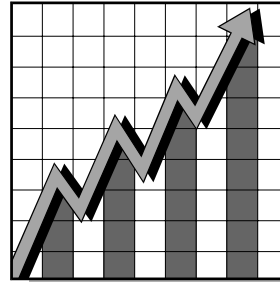
Monday, February 21, 2000
President's Day

IN THIS ISSUE:

- Construction Boomed in 1999
- Enforcement of Toilet Requirements
- Code Chat
- DCA Staff Changes
- ICBO Appointments/Elections
- City Ordinances On-line
- DCA Interpretations
- National Calendar
- ICBO Certified Permit Technician
- IntelliCenter Software
- In the Zone

CONSTRUCTION BOOMED IN 1999

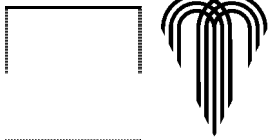
Calendar year 1999 was another active year in construction permit issuance for DCA. A total of 19,443 permits were issued for construction projects with a total value of \$764,867,842. This is in keeping with national trends in construction activity and past years' statistics. Major projects permitted in 1999 valued at over \$3,000,000 include:



- Nations Bank Financial Services
- ADM Growmark
- Stowers Institute
- Starlight Theater renovations
- KCI Terminal C renovations
- H & R Block Service Center
- Visitation School addition
- Pembroke Hill Middle School
- Science City/Union Station
- Bayer Facility
- Poindexter Garage
- Lockton Companies at Valencia Place
- Rockhurst College Greenlease Art gallery
- Sheffield Family Life Center
- Farmland Industries Corporate Headquarters
- Shoal Creek Elementary School
- Heritage House Housing Development
- Karbank Warehouse

Keep those wheels of progress rolling into the new millennium! ☐

**CODE CONNECTION
JANUARY 2000**



Published by the City of Kansas City,
Missouri, Department of Codes
Administration

Director

J. Barry Archer, P.E., C.B.O.
513-1500
FAX 513-1457
e-mail barry_archer@kcmo.org

Deputy Director

Donald N. Booth, P.E., C.B.O.
513-1500
FAX 513-1505
e-mail donald_booth@kcmo.org

Division Manager of Business Services

Tom Briggs
513-1500
FAX 513-1457
e-mail tom_briggs@kcmo.org

Division Manager of Inspections

Greg Franzen, P.E., C.B.O.
513-1500
FAX 513-1536
e-mail greg_franzen@kcmo.org

Division Manager of Investigations

Wilson Winn, C.B.O.
513-1500
FAX 513-1536
e-mail wilson_winn@kcmo.org

Division Manager of Permits

Rick Usher, C.B.O.
513-1500
FAX 513-1456
e-mail richard_usher@kcmo.org

Division Manager of Plans Review

Gary Marker, R.A.
513-1500
FAX 513-1484
e-mail gary_marker@kcmo.org

Subscriptions, Address Changes

Pat Williams
513-1500
e-mail pat_williams@kcmo.org

ENFORCEMENT OF TOILET REQUIREMENTS ON ALL JOB SITES

As you may recall from the November 1999 issue of the *Code Connection*, the currently adopted 1997 Uniform Plumbing Code includes a requirement for toilet facilities for workers on construction sites. Section 413.7 reads "Suitable toilet facilities shall be provided and maintained in a sanitary condition for the use of workers during construction." DCA has not been actively enforcing this provision up to this point. However, due to a complaint received, DCA will begin enforcement of this provision effective January 31, 2000.

DCA has made the determination that a properly maintained portable toilet facility provided within 500 feet of the construction site for a single-family dwelling will satisfy this requirement. As a practical matter, these facilities shall be in place no later than commencement of the rough-in framing stage of construction. All one- and two-family plans will be stamped with a reminder of this requirement. After January 31, 2000, enforcement measures for non-complying job sites will include the refusal to conduct concealment inspections until such time as the required toilet facilities are provided. Additional measures may include issuance of stop work orders on all rough-in work on any non-compliant projects, or assessment of a reinspection fee for failure to heed prior written notice regarding the requirement.

Please direct questions regarding this matter to the Plans Review Division at 513-1500 and select option 5 then option 1. □

CITY ORDINANCES ON-LINE

In December 1999, the City Clerk's Office implemented two on-line systems for looking up City ordinances. Check it out at www.kcmo.org/clerk/, click "How to Obtain the Text of Ordinances."

Then click "Online Ordinances" to access ordinances proposed since June 1990. And click "Online City Charter and Code of Ordinances" to access the City Charter and complete Code of Ordinances. The on-line ordinances are available free of charge and are updated weekly. However, to obtain an official copy of an ordinance, please contact the City Clerk's Office at (816) 513-3360. □



CODE CHAT
by Gary Marker, R.A.
Division Manager of Plans Review

**SPOTLIGHT ON
EXIT ILLUMINATION**



How can I escape the building if I can't even see the exit? How indeed. 1991 UBC Section 3313 (a) states that, "Except within individual dwelling units, guestrooms and sleeping rooms, exits shall be illuminated at any time the building is occupied with light having intensity of not less than 1 footcandle at floor level." As with all code passages, determining the full meaning and scope of this requirement demands familiarity with the definitions of terms. In this case the operative word is "exit" which Section 3301 (b) defines as a continuous unobstructed means of egress to a public way, including intervening aisles, doors, doorways, gates, corridors, exterior exit balconies, ramps, stairways, smokeproof enclosures, horizontal exits, exit passageways, exit courts and yards. Given that definition, all portions of the exit system, including exterior yard areas or roof areas if they are employed as part of the exit path, are required to be provided with the aforementioned illumination. Normally, parking lot or street lighting is adequate to provide the required illumination for exterior spaces, but in some cases, such as exits across roofs or yards, dedicated lighting may be required. Another important point to consider is that, since UBC Section 3303 (a) requires at least one exit from every usable portion of a building, all occupied portions of a building also serve as a part of the exit system at one time or another and, therefore, must be provided with the required illumination.

In certain occupancies that are considered to have potentially greater hazards to life-safety, exit illumination is required to be provided with a separate source of power such as a storage battery or a generator. These occupancies are enumerated in Section 3313 (b) and include Group I-1.1 or 1.2 occupancies, all occupancies where the exit system serves an occupant load of 100 or more and for high-rise buildings. This separate source of power is required to be installed in accordance with the requirements of the National Electrical Code.

In addition to lighting for the exit path, UBC Section 3314 (c) requires the illumination of exit signs with either a storage battery or on-site generator for the power supply as specified by Section 3314 (d). Section 3314 (c) also permits exit signs to be of an approved (i.e., listed) self-luminous type. Of special note are two occupancies wherein visual identification of the exits and exit path are of such a critical nature that special marking is required. First, in Group R-1 hotel occupancies, illuminated exit signs are required by Section 3314 (e) to be located not less than 6 inches nor more than 8 inches above the floor level. The intent of this requirement is to permit the viewing of the exit signs, even when the upper portion of the exit path is obscured by smoke. Similarly, Section 3314 (f) requires both the aforementioned low-level exit signs and approved directional marking for the exit path in amusement buildings. This directional marking may be in the form of floor mounted strip lights or any other method that is approved by the building official. This requirement addresses the difficulty of exiting from a space wherein the path of exit travel may be intentionally designed to be obscured or confusing.

(Continued on page 4)

CODE CHAT (Continued from page 3)

Having knowledge regarding exit path marking and illumination is always preferable to being in the dark on the matter. For any questions regarding this subject or any other code requirements, feel free to call the DCA Plans Review office at 513-1500, where helpful associates stand ready to provide assistance in applying code interpretations to individual situations. □

DCA STAFF CHANGES

Susan Allison joined the Business Services Division on January 2, 2000, as an Information Processor. She transferred from the Department of Water Services.

Jack Barnes joined the Plans Review Division on October 24, 1999, as a Registered Engineer. He has 40 years of experience as an engineer.

Roxanne Coates, who works in the Permits Division, received a promotion from Customer Service Specialist to Administrative Assistant II.

Mary Miller returned to the Plans Review Division on December 20, 1999, as a Graduate Engineer.

Ciamak Noorbakhsh joined the Investigations Division as a Construction Code Inspector I on January 2, 2000. He transferred from the Department of Water Services.

Rami Qarini transferred to the Department of Public Works.

David Twitty joined the Investigation Division on November 21, 1999, as a Construction Code Inspector I. He transferred from the Department of Aviation.

Donrick Williams, who works in the Business Services Division, received a promotion from Information Processor to Secretary.

ICBO APPOINTMENTS AND ELECTIONS

The chairman of the board of directors for the International Conference of Building Officials (ICBO) has appointed **Bill Watson**, C.B.O., DCA Construction Code Inspector Supervisor, to serve as a member of the ICBO Means of Egress Review Committee and **Barry Archer**, P.E., C.B.O., DCA Director, to serve as a member of the ICBO Education Committee for 1999 - 2000. The Missouri and Kansas members of the Metro Chapter of ICBO have elected **Wilson Winn**, C.B.O., DCA Division Manager of Investigations, as vice president; **David Skaff**, R.A., C.B.O, DCA Group Leader of the Plans Review Division, as secretary; **Sy Noorbakhsh**, Supervisor of the Plans Management Branch of the Permits Division, as treasurer; and **David Panek**, Development Specialist I, to the Board of Directors. Way to go Bill, Barry, Wilson, David, Sy, and David! □

DCA INTERPRETATIONS

| <u>#/CODE</u> | <u>QUESTION</u> | <u>ANSWER</u> |
|---|--|---|
| CI99-024 1992 CABO Section R205 | May a furred area extend within 7 feet above the finished floor in a habitable basement space? | Yes, provided that a minimum ceiling height of 7'-6" exists throughout 50% of the habitable area required by CABO R-204, and a minimum ceiling height of 7'-0" exists in the remaining 50% of the required area. (Beams and girders spaced not less than 4 feet on center may project a maximum of 6" below those heights.) The minimum habitable floor area as required by R-204 shall be contiguous and shall immediately adjoin the point of access/egress to basement. Ceiling heights outside of the required area are not regulated. |
| CI99-025 1993 NEC Section 230-6 | In lieu of 2" concrete or brick encasement, or protection within a transformer vault constructed per Article 450, Part C, can alternate means of protection such as a fire-resistant gypsum board enclosure or a listed electrical circuit protective systems be provided? | No. For the construction of transformer vaults, Section 450-42 states that studs and wallboard construction shall not be acceptable. For the protection of conductors serving fire pumps, 1993 NFPA 20 (as well as 1996 NEC 695-8) states that listed electrical circuit protective systems may be used for feeder conductors on the load side of the service disconnect, but not for service conductors. The protection of service conductors routed inside a building shall be in accordance with the provisions of Section 230-6. |
| CI99-026 Code of Ordinances Chapter 80 Section 80-20 | Is a basement to be considered when verifying compliance with the allowable number of stories in a building? | A basement, as defined by the Building Code, shall not be considered a story. In determining whether a floor level is a basement, the Building Code (1991 Edition, Uniform Building Code) definitions of Story, First Story and Basement shall apply. This determination documents past practice and is not a change in policy or enforcement related to the Zoning Ordinance. |

DCA INTERPRETATIONS

| <u>#/CODE</u> | <u>QUESTION</u> | <u>ANSWER</u> |
|--|--|---|
| CI99-027 Code of Ordinances Chapters 18 & 80 Sections 80-20, 80-42(c)(6), 18-15(b)(6) | Is a sign permit required for a temporary banner sign located on a public, school, charitable or religious institutional building or property? | No, provided that in zoning districts R-1 through R-6 the area of such temporary banner sign does not exceed 25 square feet. In all other zoning districts, the area of such signs shall not exceed the area allowed under the Zoning Ordinance for business advertising signs. This determination is based upon the Zoning Ordinance definition of Temporary Sign, "a sign, directing attention to a temporary condition, . . . including banners . . . commemorating or drawing attention to a temporary activity," and the intent of the Building Code sign permit exemption for "bulletin boards for public, charitable or religious institutions when such bulletin boards are located on the premises of the institution." Bulletin boards are commonly defined as "a board for posting public notices." Under this interpretation, temporary banner signs are those signs which advertise an activity or public announcement related to the building or use on the same property. Temporary banner signs, like other banner signs, may be installed by the owner and shall be removed no later than seven (7) days after the condition to which the temporary sign relates has no application. |

NATIONAL CALENDAR

| | |
|--------------------------------|--|
| January 2000 14-17 | NAHB Annual Convention, Dallas, TX |
| April 2000 9-20 | 2000 ICC Code Development Public Hearings, Sheraton Birmingham Hotel, Birmingham, AL |
| September 2000 5-9 18-21 | ICBO Annual Conference, San Francisco, CA BOCA Annual Business Meeting and Code Development Conference, Rochester, NY |
| October 2000 8-12 | SBCCI Annual Research and Education Conference, Nashville, TN |

SY NOORBAKHSH IS CERTIFIED AS A PERMIT TECHNICIAN BY ICBO

On December 20, 1999, Sy Noorbakhsh, Plans Management Branch Supervisor, was notified that he had successfully completed the written examination to become certified as a "Permit Technician." The ICBO Education Committee and building officials and permit technicians across the country developed the certification in September 1998. The examination covers the four areas of General Administration, Legal Aspects, Plans and Documents, and Zoning and Site Development. ICBO describes a Permit Technician as:

A person documented by authority to have certain knowledge of building codes; zoning codes; permit process; legal aspects; customer service; and standards/process of construction and development.

Congratulations, Sy! We are proud that you are among the select few who have received this certification nationwide.

□



INTELLICENTER SOFTWARE HAS ARRIVED



The new IntelliCenter software that DCA has acquired will now allow its managers and supervisors to monitor and track all incoming telephone calls made to DCA's main number, 513-1500, as well as run specific reports regarding those calls.

These report capabilities will, among other things, allow DCA to identify the number of calls received, the length of each call, and the length of time callers were on hold. The results of these reports will allow DCA to identify trends and to reallocate staff, if necessary, to better serve its customers. The next issue of the *Code Connection* will include a sample report for January 2000.

As always, DCA is looking for ways to better serve its customers. □

IN THE ZONE

by Wilson Winn, C.B.O.
Division Manager of Investigations

If one chooses to violate the Zoning Ordinance, what are the consequences? This question is asked by citizens who are trying to get a violation abated, as well as by citizens who have violated the ordinance. Depending upon your point of view, the penalties outlined below may seem too harsh or too lenient. However, the municipal court judge may use his or her discretion when assessing fines.

The penalties for violating the Zoning Ordinance are covered by Section 80-420, Penalty for violation of chapter. It reads as follows:

The owner or general agent of a building or premises where a violation of any provisions of this chapter has been committed or shall exist, or the lessee or tenant of an entire building or entire premises where such violation has been committed or shall exist, or the owner, general agent, lessee or tenant of any part of the building or premises in which such violation has been committed or shall exist, or the general agent, architect, building contractor or any other persons who commits, takes part or assists in any such violation, or who maintains any building or premises in which any such violation shall exist, shall be guilty of an ordinance violation punishable by a fine of not less than \$10.00 and not more than \$100.00 for each and every day that such violation continues; but, if the offense is found to be willful, on conviction thereof, the punishment shall be a fine of not less than \$100.00 and not more than \$250.00 for each and every day that such violation shall continue, or imprisonment for ten days for each and every day such violation shall continue, or both such fine and imprisonment, in the discretion of the court. Any such person, who, having been served with an order to remove any such violation, shall fail to comply with such order within ten days after such service or shall continue to violate any provisions of this chapter in the respect named in such order shall also be subject to a civil penalty of \$250.00.

The above is a general overview of the section discussed. Chapter 80, Zoning, Code of Ordinances, should be consulted when determining zoning compliance. To obtain a copy of the Zoning Ordinance, please contact the Department of City Planning and Development at 513-2846. To request a zoning determination, please contact the Permits Division at 513-1500 and select option number 3. ☐

- Deleted: zoning
- Deleted: ordinance
- Deleted: for such actions
- Deleted: This is a valid question, for many reasons; however, most often, individuals that are trying to determine if the penalty is sufficient to get a particular violation abated ask us about penalties. Individuals that are violating the zoning ordinance ask about penalties as well.
- Deleted: Of course d
- Deleted: be
- Deleted: high
- Deleted: low,
- Deleted: in either case they are established by ordinance adopted by council. The assessment of fines under the provisions of this section is done at the discretion of the judge hearing the case in municipal court.
- Deleted: All violations of the
- Deleted: zoning
- Deleted: ordinance
- Deleted: This section contains the provisions that specify penalty that maybe assessed
- Deleted: for violation of the chapter and reads as follows:
- Deleted: ¶
- Deleted: Department
- Deleted: DCA



Code Connection

**Department of Codes Administration
18th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106**

ADDRESS CORRECTION REQUESTED

DCA's on the Internet at www.kcmo.org/codes/

DCA Telephone Numbers: Area Code 816

| | |
|---|----------|
| Director's Office..... | 513-1500 |
| Deputy Director's Office | 513-1500 |
| City Hall Permit Center | 513-1500 |
| Plans Review Permit Center | 513-1500 |
| Commercial Plans Review | 513-1500 |
| One & Two Family Plans Review | 513-1500 |
| Inspections Division | 513-1500 |
| Special Inspections | 513-1500 |
| Investigations Division | 513-1500 |
| Business Services Division | 513-1500 |
| Contractor Licensing & Registration | 513-1500 |

FAX Services:

| | |
|---|--------------|
| FAX Permit Process..... | FAX 513-1456 |
| FAX Inspection Requests | FAX 513-1536 |
| FAX Publications Purchases..... | FAX 513-1456 |
| FAX One- and Two-Family Plans Branch..... | FAX 513-1505 |
| FAX Plans Review Comments Call, w/ Control Number to request comments..... | 513-1500 |

Code Information:

| | |
|---|----------|
| Zoning, Floodplain, Airport Height Zone, Permit Application Information..... | 513-1500 |
| Code Questions, Plans Submittal Information, Plans Review Status..... | 513-1500 |

Publication Ordering Information:

The following publications are available from DCA.

1. **Chapter 18, Kansas City Building Code** and related ordinances.
This is the building code adopting ordinance and contains local amendments to the adopted model codes. Price:..... \$6.00
2. **Special Inspections Program Manual.** Price:..... \$5.00
3. **Fee Schedule.** Price:..... \$2.50

To order, send a check payable to "City Treasurer" to:

| | |
|-----------------------------|----------------------|
| Publications Order | You may FAX |
| DCA City Hall Permit Center | your order and pay |
| 18th Floor, City Hall | by credit card. Call |
| 414 East 12th Street | 513-1500 for forms. |
| Kansas City, Missouri 64106 | We'll FAX to you. |

The following publications are available from the City Planning & Development Department 513-2846 FAX 513-2838).

1. **Chapter 80, Kansas City Zoning Ordinance.** Price:..... \$25.00
2. **Chapter 66, Subdivision Regulations.** Price:..... \$6.00

The following publications may be available from the International Conference of Building Officials Local Office (455-3330 FAX 454-8887).

1. **1991 Uniform Building Code**
2. **1993 National Electrical Code**
5. **1992 CABO One & Two Family Dwelling Code**
6. **1993 Amendments to the CABO One & Two Family Dwelling Code**
7. **1997 Uniform Plumbing Code**
8. **1997 Uniform Mechanical Code**