

Code Connection

The customer newsletter for the construction and development community

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

JANUARY 2001

DCA AGAIN SCORES HIGH ON CUSTOMER SERVICE

For the fifth consecutive year DCA has maintained a Customer Service Satisfaction Survey score of 9.0 or better. On a scale with 1.0 being terrible, 10.0 being perfect and 7.0 or better being the department goal, DCA once again demonstrated that its customers come first by scoring an average score of 9.0 out of the 44 surveys turned in year-to-date. DCA Director **Barry Archer** said, "We try to make our customers' visits with us as pleasant and as painless as possible. We understand their concerns and try to help them as much as possible within the limits imposed by the ordinances we enforce. We assist them in understanding the codes that they must comply with." This helpful attitude that permeates throughout DCA compelled inspections office customer Kathy Karch to write the following about Customer Service Representative **D'Ann Clemmons**: "She is really a jewel. She gives 100%. It's nice to know there are such pleasant, helpful people out there." . . . Customer Delores, who was securing an occupancy permit wrote the following about Customer Service Representative **Fareeda Mohammad**, Customer Service Supervisor **Gloria Harper**, and Division Manager of Inspections **Greg Franzen**: "All very pleasant personalities. You all made my day. Thank you so much for your helpfulness. All well trained." . . . Michael G. Flowers, Project Manager of Aylett Survey Company wrote the following in a letter: "I would like to commend your staff, in particular, Mr. **David Panek** and Mr. **Art Mactal**, for the way they handled this issue in a very professional manner. We appreciate the work that you and your staff are doing and we just wanted to extend our gratitude." . . . Another customer called and said that she had forgotten the inspector's name, but that he was very polite and very, very professional. She said that she was so impressed that she just had to call and thank us. That inspector turned out to be Construction Code Inspector III **James Finney**. These examples are a few among many that have been noted on our Customer Service Satisfaction Survey forms. Next time you are doing business with DCA, please take the time to fill out one of these forms, and let us know how we are doing. Our best ideas on improving customer service come from you—our customer. ☐

HOLIDAY SCHEDULE:

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

Monday, January 15, 2001
Martin Luther King, Jr. Day

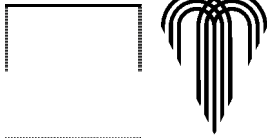
Monday, February 19, 2001
President's Day

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- ❖ DCA Staff Changes
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- ❖ 1999 Associate of the Year

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JANUARY 20001**



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Administration

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***FROM THE CMR FILES...
REAL CODE MODIFICATION REQUEST
CASE HISTORIES***

EXTERIOR WALL AND OPENING PROTECTION

By Gary Marker, R.A.
Division Manager of Plans Review

Several Code Connection articles in the recent past have described the Code Modification Request (CMR) process as outlined in DCA Information Bulletin Number 101 (available on the web at www.kcmo.org/codes/). However, I am frequently asked, "What makes a "good" Code Modification Request." This is the first in a series of articles to attempt to answer that question by presenting actual case histories of CMR's which have been **APPROVED** by DCA.

First up is a rather common situation. The subject of this request is a new, single family residence, but the concept of the request could be applied to any building. The building is situated such that the north exterior wall is located on the property line and has four openings. The 1992 CABO 1 and 2 Family Dwelling Code Section R-202.1 requires the exterior wall to be of not less than one-hour fire-resistive construction at this location while Section R-202.2 prohibits all openings. The applicant requested a waiver of these requirements based on the fact that the adjacent property is under community ownership. The request as submitted failed to meet the intent of the code and amounted to a request for a waiver of a life-safety requirement which would have been denied. However, the request was ultimately approved under the following conditions:

1. That a deed restriction be recorded on the adjacent property which prohibits construction within a distance equal to that setback which is required to permit unprotected exterior walls and openings in the proposed new building in addition to the setback required by the CABO 1 and 2 Family Dwelling Code for any future proposed building on the adjacent site.
2. That the proposed deed restriction shall state that it is intended to provide compliance with the building code and shall specifically list those provisions which it is intended to satisfy.
3. That the proposed deed restriction shall state that it may not be modified or cancelled without written permission from KCMO DCA.

(Continued on page 5)



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



**GREASY
MISCONCEPTIONS**

Many plumbing questions fielded by DCA regard grease traps. Grease traps are required by 1997 UPC Section 1014 to prevent the introduction of grease-laden wastes into the drainage system in sufficient quantities as to cause stoppage or hinder sewage treatment or disposal. In the interest of cleaner pipes for all, DCA hereby offers up the following list of greasy misconceptions for consideration.

1. **MISCONCEPTION:** If my project has a kitchen with a range, I must provide a grease trap.
IN REALITY: Not necessarily. 1997 UPC Section 1014.1 requires a grease trap “when, in the judgement of the administrative authority waste pretreatment is required...in establishments such as restaurants, cafes, lunch counters, cafeterias, bars and clubs, hotel, hospital, sanitarium, factory or school kitchens, or other establishments where grease may be introduced into the drainage or sewage system in quantities that can effect line stoppage or hinder sewage treatment or private sewage disposal”. In other words, this leaves the decision to the building official on a case by case basis. DCA believes this passage is intended to include commercial type food establishments and does not apply to limited-use kitchens such as those found in daycare occupancies, office lunchrooms or churches.
2. **MISCONCEPTION:** Each compartment of a multi-compartment sink is considered to be a separate fixture.
IN REALITY: *Not.* For the purpose of determining the number of fixtures as applicable to Table 10-2, DCA considers a multi-compartment sink to be a single fixture. This is based on the wording of Section 1001.2 and Table 7-3 “Drainage Fixture Unit Values”, which categorize multi-compartment sinks as “Individual Fixtures”.
3. **MISCONCEPTION:** The required size of a grease trap is based solely on the number of fixtures discharging into it.
IN REALITY: Muy incorrecto. UPC Section 1014.4 states that the total capacity in gallons of fixtures discharging into any grease trap shall not exceed two an one-half times the certified gpm flow rate of the grease trap as per Table 10-2. This requirement is in addition to the limitation on the number of fixtures allowed by Table 10-2 for various sizes of grease traps.
4. **MISCONCEPTION:** Fixtures discharging into grease traps need not be vented.
IN REALITY: Au contraire. UPC Section 901.0 requires venting for each fixture trap. In this case, the grease trap is the fixture trap and the venting occurs at the grease trap. However, Section 902.1 contains an exception which permits the omission of a vent on an interceptor only when acting as a primary settling tank and discharging though a horizontal indirect waste pipe into a secondary interceptor. In this case, the second interceptor shall be properly trapped and vented.

(Continued on page 4)

5. **MISCONCEPTION:** It's ok to route the drain from a dish washer or food waste disposal unit through a grease trap.

IN REALITY: Wrongo. Both of these conditions are specifically prohibited by UPC Section 1015.0. The pressure and hot water from the dishwasher forces the grease out of the trap and into the drain line and food waste from either type of appliance may cause clogging of the grease trap.

Grease traps can play an important role in the drainage system and proper design, installation and maintenance are key to accomplishing their messy task. For any questions regarding this subject or any other code requirements, feel free to call the DCA Plans Review office at 513-1500 and select option number 5, where helpful associates stand ready to provide assistance in applying code interpretations to individual situations. □

DCA STAFF MEMBERS ELECTED AS ICBO OFFICERS AND BOARD MEMBERS

DCA employees continue to actively participate in the Kansas City Metropolitan Chapter of the International Conference of Building Officials. At the December 2 Annual Chapter Business Meeting, the following DCA associates were elected to serve as Officers for the year 2001: **Wilson Winn**, President; **David Skaff**, Vice President; **Sy Noorbakhsh**, Treasurer. **David Panek** and **Steve Stalder** were elected to serve on the Board of Directors through the year 2002. □



*Back row, left to right: Steve Stalder and Wilson Winn
Front row, left to right: David Skaff, David Panek, and Sy Noorbakhsh*

NATIONAL CALENDAR

January

- 11-12 ICBO ES Evaluation Committee Meeting, Los Angeles, CA.
18-20 ICBO Education Committee Meeting, Ontario, CA.
27-31 American Society of Heating, Refrigerating and Air-Conditioning Engineers 2001 Winter Meeting, Atlanta, GA.

February

- 6-8 Construction Safety Council 11th Annual Construction Safety Conference and Expo, Rosemont, IL.
9-12 International Builders' Show, Atlanta, GA.
14-17 National Roofing Contractors Association 114th Annual Convention and Exhibit, San Francisco, CA

March

- 4-7 Plumbing Manufacturers Institute 2001 Spring Meeting, Marco Island, FL.
17-30 2001 ICC Code Development Hearings, Portland, OR.
18-21 Third Annual National Green Building Conference, Seattle, WA.

FROM THE CMR FILES *(Continued from page 2)*

4. That the proposed deed restriction complies with all requirements of the KCMO Department of Law.
5. That the proposed deed restriction be submitted to DCA for review and approval prior to recording.

Approval has been granted for similar requests regarding exterior wall and opening protection and open yard requirements for commercial buildings. The concept relies on the fact that open spaces required by code will provide the same utility regardless of the location of the actual property line, provided the open space is maintained by a legal agreement which runs with the property involved. Be sure to watch future editions of the Code Connection for more informative and interesting tales from the CMR files. □

Tell your business associates that...



The Code Connection is published every other month by the Department of Codes Administration (DCA), and the annual cost to receive this informative newsletter is just \$10.00. The newsletter addresses training schedules, DCA interpretations of code requirements, and articles of interest to the construction and development community.

Contact Ms. **Pat Williams** at (816) 513-1472 to request a subscription form or visit our website at www.kcmo.org/codes/.

IN THE ZONE

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

One of the more common complaints received by the Investigations Division of DCA is parking station violations. Most questions are concerned with the surface requirements for parking stations. Chapter 52 of the Code of Ordinances, titled Parking Stations, contains regulations governing the construction, maintenance and operation of parking stations located within the city limits of Kansas City, MO.

A parking station is defined by the ordinance as a structure, place, parcel of ground, yard or enclosure used in whole or in part for parking of motor vehicles. The term "parking station" includes what are commonly known as parking facilities, parking lots or parking spaces. Some common misconceptions are that the parking station requirements only apply to commercial parking facilities or lots, and that existing parking station are grandfathered. All parking station as defined above are required to comply with the requirements of Chapter 52 unless the parking station was established before the date indicated in the relevant section that addresses the specific requirement.

Section 52-34 **Barriers and screening**, establishes two relevant dates for barriers and screening requirements as follows:

Sec. 52-34 (a)(1) *Barriers*, All parking stations established after January 2, 1971, shall provide a physical barrier, such as an ornamental iron fence, masonry wall, planter or shrubbery, installed in such a manner as to prevent any encroachment of a motor vehicle on a public right-of-way.

Sec. 52-34 (b)(1) *Screening*, All parking stations established after September 10, 1951, which are located in zoning districts R-1 through R-6 inclusive, or those located across a street or alley from property zoned R-1 through R-6 inclusive, shall be permanently screened for adjoining property by a solid wall, fence or screen planting sufficiently thick to serve the purpose of a solid screen. The screen shall be not less than four feet in height. Such screening shall be maintained in good condition.

Section 52-35 establishes September 10, 1951 as the relevant date for surface requirements as follows:

Sec. 52-35 (a) **Ground Surface**, All parking stations and residential parking spaces, inclusive of all access drives and all turning or maneuvering areas, established either after September 10, 1951 or after annexation by the city, shall be surfaced with an all-weather, dustless material such as asphaltic or Portland cement concrete.

Hopefully this discussion will prove helpful to you in determining which requirements apply to your parking station. Keep in mind that the above is a general overview, and that Chapter 52 of the Code of Ordinances should be consulted for the complete picture when determining compliance. Please also note that Chapter 52 contains other provisions that are applicable to parking stations regardless of the date they were established. To obtain a copy of Chapter 52, Parking Station Ordinance, contact the Department of Codes Administration at 513-1472 or visit our web site at www.kcmo.org/codes/ to view this ordinance and much more. To request a zoning determination, contact DCA at 513-1500. □

Deleted: "Who is your boss?" and "Who is your supervisor?" are phrases heard daily by those of us engage in the business of enforcing codes. What the person asking this question usually seeks is a means to appeal the determination or decision that has been rendered by the DCA associate they are dealing with. ¶

¶ Staff members of the Department of Codes Administration are representative of the Director of Codes Administration and as such, are authorized to make decisions and determination on his behalf. Section 80-310 of the Code of Ordinances, *Appeals from decisions of director of codes administration*, outlines the process for appealing any decision or determination of the codes administrator in the enforcement of this chapter. ¶

¶ In short, any decision of the director of Codes Administration made in the enforcement of the Zoning Ordinance may be appealed to the board of zoning adjustment by any person aggrieved or by any officer, department, board or bureau of the city affected by the decision. The appeal shall be taken within a reasonable time as prescribed by the board's general rules. The appeal shall be initiated by filing a notice of appeal specifying the grounds for the appeal with the director of Codes Administration and the board. Prior to filing an appeal with the board, the director of Codes Administration encourages any person aggrieved by a decision of the department to seek relief through the department's change of command, i.e., supervisors, division managers and deputy director. ¶

¶ An appeal stays all proceeding against the appellant in furtherance of the action, unless the director of Codes Administration determine a stay would cause imminent peril to life or property. In which case the, director will certify to the board the facts stated in the certificate, and the proceedings shall not be stayed unless a restraining order is granted by the board or by the circuit court of the county in which the property is situated. ¶

¶ A hearing before the board of zoning adjustment will be schedule in a reasonable time after public notice has been given, as well as notice to the parties in interest. Any party may appear in person or by agent or by attorney before the board. The board will decide the appeal within a reasonable time. ¶

¶ There you have it, hopefully after reading this article you will have an understanding of the process available to appeal any determination or decision of codes administration on zoning issues. ¶

AUTHORIZED INSPECTORS FOR THE OPTIONAL CERTIFICATION PROGRAM

The Optional Building Certification Program for One and Two Family Dwellings is a customer service initiative established by DCA to allow home builders the opportunity to utilize authorized third-party inspectors to perform certain inspections. The program is designed to help expedite one and two family dwelling construction projects by giving the builder added flexibility in scheduling inspections outside of normal business hours. The types of inspections that are included under this program are controlled fill, footing, foundation wall, backfill, slab, retaining wall and masonry fireplace throat.

For complete information on the program, please obtain a copy of **Information Bulletin No. 102** at one of our offices or from our webpage (www.kcmo.org/codes/). If you have any questions, you may contact Mr. **Gene McCubbin** at 513-1549.

All program participants are required to attend a training session provided by DCA, and are monitored for compliance to program requirements. Following is a current, alphabetical list of DCA's Certified Inspectors authorized to participate in the program, as of December 22, 2000. □

First	Last	Suffix	Address	City	State	Postal	Work Phone
James	Barker	PE	1316 Granite Creek Dr.	Blue Springs	MO	64015-	(816) 228-6675
Darryl	Basham	P.E.	13910 W. 96th Terr.	Lenexa	KS	66215-	(913) 492-7777
Paul	Biersmit	PE	16041 Foster PO Box 1000	Stilwell	KS	66085-	(913) 681-2881
Bruce	Bird	PE	PO Box 3558	Shawnee	KS	66216-	(913) 631-2222
Burrel	Boley	PE	818 Grand Suite 1000	Kansas City	MO	64131-	(816) 283-3456
Randolph	Bordner	PE	9808 E. 87th St.	Raytown	MO	64138-	(816) 737-5537
Joe	Bouldin	RA	421 NE Wildrose Ct.	Lee's Summit	MO	64064-	(816) 763-5661
Jeff	Boyle	RA	5050 Malcom Lake	Edgerton	MO	64444-	(816) 591-4137
Allan	Bush	PE	1701 State Ave.	Kansas City	KS	66102-	(913) 371-0000
Jack	Crownov	RA	15701 E. 43rd St.	Independence	MO	64055-	(816) 373-6671
Laurence	Fehner	PE	1100 Main # 419	Kansas City	MO	64105-	(816) 421-4232
James	Garwood	RA	17201 E. Hwy. 40 # 201	Independence	MO	64055-	(816) 478-4333
Chris	Haffner	PE	1100 Main # 419	Kansas City	MO	64105-	(816) 421-4232
Al	Hermans	PE	9600 E. 53rd Street	Raytown	MO	64133-	(816) 356-1445
Ed	Hutson	PE	1100 Main #419	Kansas City	MO	64105-	(816) 421-4232
Thomas	Langley	PE	P.O. Box 3224	Kansas City	KS	66103-	(913) 831-9789
Chuck	Logan	PE	300 N. Church # 100	Liberty	MO	64068-	(816) 781-7626
Stephen	Maslan	PE	8011 Paseo # 201	Kansas City	MO	64131-	(816) 444-6260
John	Mehnert	PE	12689 W. 82nd Terr	Lenexa	KS	66215-	(913) 859-9423
Paul	Meiers	PE	1100 Main St. # 419	Kansas City	MO	64105-	(816) 421-4232
Willard	Norton	PE	1100 Main Suite 419	Kansas City	MO	64105-	(816) 421-4232
Jerry	Page	P.E.	908 Osage Street	Independence	MO	64050-	(816) 836-4220
Lynn	Pitts	RA	P.O. Box 2957	Olathe	KS	66063-	(913) 782-6872
Kelly	Rotert	PE	4106 W. Riverside Street	Riverside	MO	64150-	(816) 741-9466
Greg	Rundquis	RA	911 Main St. # 2202	Kansas City	MO	64105-	(816) 472-6006
Ronald	Rusch	PE	6727 N. Charleston Dr.	Kansas City,	MO	64119-	(816) 453-0110

Warren	Schwaba	PE	1100 Main St. # 419	Kansas City	MO	64105-	(816) 421-4232
Frank	Sharp	PE	P.O. 3224	Kansas City	KS	66103-	(913) 831-9789
William	Strobach	PE	1100 Main St. # 419	Kansas City	MO	64105-	(816) 421-4323
Michael	Taylor	RA	4049 Pennsylvania Suite	Kansas City	MO	64111-	(816) 561-8330
Albert	Tellson	PE	818 Grand # 1000	Kansas City	MO	64106-	(816) 283-3456
Terry	Walker	PE	6336 Robinhood Lane	Merriam	KS	66203-	(913) 831-1992
Sherri	Weaver	RA	2233 NW Summerfield	Lee's Summit	MO	94081-	(816) 525-3506

DCA STAFF CHANGES

Major Davis – Left DCA to pursue other opportunities.

Diana Johnson – Left DCA to pursue other opportunities.

Nicole Hollis – Joined the Business Services Division as a Customer Service Representative.

Theodore Geppert – Joined the Plans Review Division as a Graduate Engineer.

Karla Jackson – Promoted from a Customer Service Representative to a Customer Service Specialist in the Permits Division

Mark Giroux – Joined the Inspections Division as a Construction Code Inspector

John Thiel – Joined the Investigations Division as a Construction Code Inspector

Mark Vandervelden – Joined the Investigation Division as a Construction Code Inspector

Maggie Mujahid – Joined the Business Services Division as a Customer Service Representative

Tammie Echols – Joined the Business Services Division as a Customer Service Representative

DCA PLANS REVIEW AVERAGE TURNAROUND TIMES

FOUR-WEEK AVERAGES AS OF DECEMBER 11, 2000

New Commercial Buildings and Additions	3.8 weeks/plan
One- and Two-Family Dwellings	1 day/plan
All other Projects	0.7 week/plan

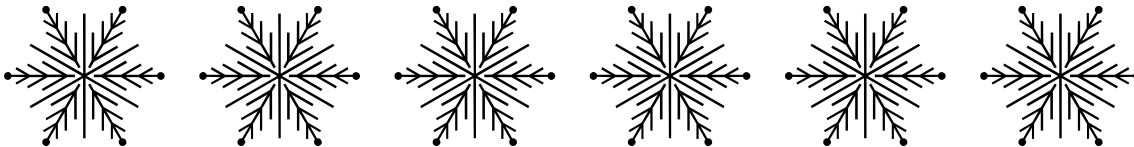
PAM POWELL

DCA'S 1999 ASSOCIATE OF THE YEAR

Pam Powell was nominated and selected by her peers as DCA's 1999 Associate of the Year. Some of the adjectives used in the nomination to describe Ms. Powell were knowledgeable, professional, efficient, courteous, patient, and dependable. The nomination stated that Ms. Powell enjoys her job and takes pride in keeping up-to-date with code changes that effect her job. The nomination also stated that in the absence of managerial staff, Ms. Powell's co-workers rely on her to answer their questions. Way to go, Pam! The 2000 Associate of the Year will be announced at the January 27, 2001, business meeting, and will be included in the March edition of the *Code Connection*. □



Director Barry Archer presents the 1999 Associate of the Year Award to Customer Service Specialist Pam Powell.



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..... 513-1472
Deputy Director's Office 513-1500 (option 4)
City Hall Permit Center 513-1500 (option 3)
Plans Review Permit Center 513-1500 (option 5)
Commercial Plans Review 513-1500 (option 5)
One & Two Family Plans Review 513-1500 (option 5)
Inspections Division 513-1500 (option 2)
Special Inspections 513-1500 (option 2)
Investigations Division 513-1500 (option 2)
Business Services Division 513-1500 (option 3)
Contractor Licensing & Registration 513-1500 (option 6)
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 to request your comments 513-1500 (option 4)

Code Information:

Zoning, Floodplain, Airport Height Zone,
Permit Application Information 513-1500 (option 3)
Code Questions, Plans Submittal Information,
Plans Review Status 513-1500 (option 5)

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**

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