

Code Connection

The customer newsletter for the construction and development community.

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

JANUARY 2002

Holiday Schedule :

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

Tuesday, January 1, 2002

New Year 's Day

Monday, January 21, 2002

Martin Luther King Jr . Day

Monday, February 18, 2002

President ' s Day

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NEWLY ADOPTED CODES CREATE DEMAND FOR NEW WRITTEN INTERPRETATIONS

As we begin to use the newly adopted codes, provisions will be found that are not as clear as we would like them to be. As we have done in the past, DCA will publish interpretations for those provisions in need of additional clarification. (See the complete collection of our interpretations on our website at www.kcmo.org/codes .) Keep in mind that interpretations of sections from the old code package do not necessarily apply to the new code package. Each existing interpretation must be reviewed and reissued, if necessary, based upon the new code.

DCA staff members are currently reviewing the new codes to identify provisions that require an interpretation. In addition, we welcome requests for interpretations from our customers. If you feel that a provision of any of the adopted codes needs further clarification, or if you want to know how DCA will apply a new provision, please email your request to dca@kcmo.org, with a subject line of "Request for code interpretation." Also, please include the code edition and section number along with your question. If you don't have email access, please call our code question line (816-513-1511), and a DCA staff member will get back to you with our interpretation. We look forward to assisting our customers in the application of the new code package! □

INFORMATION BULLETIN #136 PROVIDES ALL LOCAL AMENDMENTS TO THE 2000 INTERNATIONAL RESIDENTIAL CODE

In order to assist one- and two-family homebuilders in their use of the Kansas City Building and Rehabilitation Code (KCBRC), DCA has developed Information Bulletin 136. IB 136 lists all of the local amendments to the newly adopted *2000 International Residential Code* (IRC) and provides a brief commentary explaining the intent or impact of each local amendment.

As adopted, the IRC provides in one model code document all of the structural, nonstructural, mechanical, plumbing, fuel gas, electrical and energy provisions for the construction of one- and two-family dwellings and townhomes. DCA worked closely with the Home Builders Association of Greater Kansas City and other organizations during the adoption process to develop the local amendments. IB 136 was developed as a tool to assist builders in applying the provisions of the IRC, and it is available on our website by clicking [Information Bulletins at www.kcmo.org/codes](http://www.kcmo.org/codes) or at either DCA office. □

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Administration

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**DESIGN PROFESSIONAL IN
RESPONSIBLE CHARGE**

Effective December 4, 2001, DCA will require the owner to engage and designate on the Checklist for Building Permit Plans Submittal, DCA's **Information Bulletin No. 110**, the registered design professional who shall act as the registered Design Professional in Responsible Charge (DPRC). This procedure applies to all projects requiring plans review submittal except Scheduled Express Plans Review applications.

The DPRC is required to certify the building permit application checklist as complete for plans review. As required by Section 18-18 of the Kansas City Building & Rehabilitation Code, the DPRC is also responsible for reviewing and coordinating submittal documents prepared by others for compatibility with the design of the project.

All resubmittals, changes to previously approved plans, and deferred submittals shall be accompanied by, and will not be accepted without, the new DCA Building Permit Plans Resubmittal form; see Information Bulletin No. 110. This form must be certified by the DPRC to indicate that construction documents in the submittal have been reviewed and have been found to be in general conformance with the design of the project.

This new procedure will enhance coordination and communication efforts between City staff and the owner's project design team and will provide for a more direct and central contact. It is anticipated that this increased communication will significantly reduce the number of plans review resubmittals thereby enabling City staff and the owner's design team to complete the plans review approval process in a more timely manner.

The Checklist and resubmittal form are available on the DCA website (www.kcmo.org/codes) and at either DCA office. □

**DCA PLANS REVIEW
AVERAGE TURNAROUND TIMES**

Four - Week Averages as of December 30, 2001

New Commercial Bldgs. & Additions	3.6 weeks
One- and Two-Family Dwellings	1 day/plan
All Other Projects	0.7 weeks/plan



CODE CHAT

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

FREQUENTLY ASKED RESIDENTIAL QUESTIONS PART III



ENERGY CONSERVATION

One of DCA's many customer services includes a code question hotline which is attended from 8:00 a.m. to 5:00 p.m., Monday through Friday. (Dial 816-513-1511 to speak to the designated DCA associate.) Queries received on the code question line range from the outrageous to the bizarre; however, some questions, particularly those regarding residential properties, arise over and over again. It is the mission of this series of Code Chat articles to enumerate and answer some of these frequently asked residential questions.

This month's frequently asked question, arising from the general public's overwhelming desire to do the right thing, is **"What are the implications of the recently adopted 2000 International Residential Code and the 2000 International Energy Conservation Code on my project?"**

The 2000 International Residential Code (IRC), Section N1101.2, requires that minimum standards for energy efficiency be achieved for residential buildings in one of two ways. First, this section permits residential buildings to be designed by the prescriptive methods listed elsewhere in the chapter for buildings with a glazing area that does not exceed 15 percent of the gross area of the exterior walls (for 1 or 2 family dwellings) or 25 percent of the gross area of the exterior walls (for townhouses). The second method by which compliance with this section may be shown is by demonstrating that the building design meets the requirements of the 2000 International Energy Conservation Code (IECC).

The 2000 IECC requires that minimum standards for energy efficiency be achieved for residential buildings in one of two ways. First, Chapter 4 permits the designer to demonstrate that the energy efficiency of the building complies with minimum standards by means of an energy analysis. This analysis is to consider the building site, building envelope materials (walls, roof, floors, windows, doors, insulation, vapor barriers, etc.), heating and cooling system components and controls, water heating system components and controls and energy sources. As an alternate to the analysis described in Section 402.1, DCA will permit the use of the computerized energy analysis available through the United States Department of Energy. This program may be accessed and downloaded through the DOE web site located at http://www.eren.doe.gov/buildings/codes_standards/buildings/mec_meccheck.html. If such an analysis is employed, the applicant will be required to submit a copy of the final Compliance Report, which includes a listing of the parameters used for the calculation and a statement by the designer that the building design submitted is consistent with the parameters described in the report. The second method by which compliance with the 2000 IECC may be shown is by demonstrating that the building design meets the requirements of the 2000 IECC Chapter 5 (for residential buildings with glazed areas down to 8 percent of gross exterior wall area) and Chapter 6 (simplified requirements for buildings with a maximum glazed area of 15 percent of the gross exterior wall area). IECC Chapters 5 and 6 are similar to IRC Chapter 11 in that they offer a prescriptive method to comply with minimum energy standards.

If the prescriptive method from either code is employed, it is important to note that the new prescriptive R value requirements for insulation in walls and ceilings may not always be possible within the thickness of wall and roof assemblies commonly used in the past. In many cases, it may be most advantageous to employ an energy analysis since it is a holistic approach in which greater insulation in one assembly can be substituted for a lesser amount in another. For any questions regarding this subject or any other code requirements, feel free to call the DCA Plans Review office at (816) 513-1500 and select option number 5, where helpful associates stand ready to provide assistance in applying code interpretations to individual situations. ■

DCA INTERPRETATIONS

#/CODE	QUESTION	ANSWER
CI2002-013 Code of Ordinances Chapter 80 Sec. 80-444	Is a parking station required for an antenna or cell tower site?	No, unless there is to be a normally occupied structure on the site. In that case, parking shall be provided in accordance with Section 80-444 based on that use. However, an access drive shall be provided as required by the Code of Ordinances, Section 25-5. The construction of any access drive or parking station shall comply with the requirements of the Code of Ordinances, Chapter 52 or 25, whichever is most more restrictive.
CI2002-014 Code of Ordinances Chapter 80 Secs. 80-41, 80-50, 80-60, and 80-70	Is a daycare use permitted within churches located in zoning districts in which a daycare use is not permitted?	Yes. A daycare occupancy is permitted in churches, regardless of the zoning district, provided the daycare is run by the church.
CI2002-015 2000 IBC Sec. 2902.1	May the provisions found in the 2000 <i>International Plumbing Code</i> as referenced by the 2000 <i>International Building Code</i> Table 2902.1 be used to determine urinal and drinking fountain requirements?	Yes. In this instance, the indicated sections of the 2000 <i>International Plumbing Code</i> function as footnotes to this table and may be used to determine these requirements. The intent of the local amendment was to include these provisions concurrently with the deletion of the fixture tables from the 2000 UPC.
CI2002-016 2000 IBC Sec. 903.3.1.2	May an NFPA 13R sprinkler system be used in a mixed occupancy building containing both residential and other uses, such as offices, mercantile or assembly?	Yes. Where allowed by the 2000 <i>International Building Code</i> Section 903.3.1.2, an NFPA 13R system may be used in the residential portion of this building, provided that an NFPA 13 system is not required throughout the building by other provisions in the code. Installations in the nonresidential portion of the building shall be designed to the NFPA 13 sprinkler system standard.
CI2002-017 2000 UPC Secs. 1001.1, 1009.1	Are traps required for floor drains in parking garages?	Yes, 2000 UPC Section 1001.1 requires traps for all plumbing fixtures. However, as an alternate, floor drains in parking garages may be installed without individual traps, provided they are connected to an approved oil interceptor, and that no other drain lines are connected to the system upstream of the interceptor. Roof level floor drains shall be connected to the storm sewer.
CI2002-018 2000 IBC Sec. 407.3, Table 1004.3.2.1	Are corridor walls required to be smoke barriers (and therefore, be of fire-resistive construction) in Group I-2 occupancies?	No. Table 1004.3.2.1 states that a 0 hour rating is required and Footnote a. of this table refers to Section 407.3, which states that corridor walls shall form a barrier to limit the transfer of smoke. While IBC Section 709.3 requires smoke barriers to have a one-hour fire-resistance rating, this section does not apply to corridor walls. Corridor walls in hospitals will be considered to form a barrier to limit smoke if the wall membrane material extends tightly to the underside of the deck and all openings are sealed against the passage of smoke with wallboard joint compound.

IN THE ZONE
By Rick Usher, C.B.O.
Division Manager of Permits

Mixed Use Development

Mixed-use developments consisting of residential and commercial uses within the same buildings or properties are sweeping the country as the next big thing in revitalizing our urban areas and invigorating our commercial centers. The City's comprehensive plan, FOCUS, repeatedly champions mixed-use development as a solution to many of our urban needs. Traditional Neighborhood Design embraces the diversity of development sought by those championing mixed-use development. While this may seem like a new idea, it only proves that everything old is new again.

In fact, this concept is supported by the Zoning Ordinance, Chapter 80, Code of Ordinances, which contains provisions that permit and promote mixed-use development. Residential uses are permitted in all open zoning district including C and M classifications with the exception of districts M-2b and M-3. Lot area per dwelling unit, lot width and parking regulations are specifically identified in each district or referred to by nature of the Zoning Ordinance's cumulative use structure. Many of these provisions have been around since June 4, 1923, when the Zoning Ordinance was first enacted. See the mother of all landmark zoning cases, *Village of Euclid vs. Ambler Realty Co.*, 272 U.S. 365 (1926), for some light reading on this topic!

Mixed-use development is also supported by the Kansas City Building & Rehabilitation Code (KCBRC), Chapter 18, Code of Ordinances. The KCBRC adopts the *International Building Code*, 2000 Edition, and the *Uniform Code for Building Conservation*, 1997 Edition. Both of these model codes give direction for mixed use and occupancy and applicability to existing buildings.

Unfortunately, not many developers since Jesse Clyde Nichols' Country Club District have taken advantage of the Zoning Ordinance's provisions to build urban neighborhoods where residents can work and play within walking distance of home. The bright side is that today it appears that everyone from the design and development community is turning back to the urban core and existing infrastructure. Driving it all is a consumer demand for housing and all the benefits of urban living.

If you are planning a mixed-use development, contact the Business Assistance Center at 816-513-2880 to schedule a Development Assistance Team meeting. This meeting can be extremely helpful in identifying specific requirements of the City that will affect the path of your development proposal. On the building code side, DCA offers Preliminary Meetings with you and your design professional to discuss specific code issues and how best to achieve code compliance. A Preliminary Meeting can help streamline your plans review approval process and get your project off to a smooth start. Call 816-513-1511 to schedule a Preliminary Meeting with DCA Plans Review staff. ■



NEW CBO FOR DCA

DCA is pleased to announce that **Sy Noorbakhsh**, Plans Management Branch Supervisor in DCA's Permits Division, recently passed the Certified Building Official (C.B.O.) exam administered by the International Code Council (ICC). Becoming a C.B.O. is a significant professional accomplishment. Codes protect the public by regulating safe construction. Certification demonstrates a firm commitment to that public, and to the code enforcement profession, by confirming and recognizing knowledge proficiency in the areas of management, technology and law as they relate to construction codes administration. The ICC C.B.O. program is a voluntary professional credential, though the credential is often recognized by local and state governments as a mandatory employment requirement. Mr. Noorbakhsh joins DCA associates **Barry Archer, Don Booth, Rick Usher, Greg Franzen, Wilson Winn, David Skaff, Bill Watson, Steve Ward, Jomy John, and Art Mactal**, as Certified Building Officials and can now proudly display "C.B.O." behind his name. Congratulations, Sy! □

DCA ANNOUNCES PROMOTION

DCA is pleased to announce that **Derrick Lloyd**, Construction Code Inspector III, has been promoted to Construction Code Inspector Supervisor. Derrick received his Bachelor of Science Degree in Construction Technology from Central Missouri State University in 1986. Immediately after graduation, he joined DCA's staff as a Construction Code Inspector I. Derrick has served in several divisions of DCA during his 15 years with the department, including Inspections, Investigations and Permit divisions. Derrick possesses all fifteen certificates awarded by the National Certification Program for Construction Code Inspectors. He also holds numerous certificates for satisfactory completion of various International Conference of Building Officials workshops. Derrick was a 1999 nominee for DCA Associate of the Year and was the recipient of the 2000 DCA Associate of the Year award. In his new position, Derrick will supervise the Permit Compliance Branch of the Investigations Division. □

FROM THE FILES...
REAL CODE MODIFICATION REQUEST CASE HISTORIES
AREA SEPARATION WALL TERMINATION

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

The KCMO Code of Ordinances, Section 18-6, states that “The details and actions of granting modifications (to code requirements) shall be recorded and entered in the files of the Department of Codes Administration.” Doing so permits one to rationalize any apparent code discrepancies by investigating the files for the building in question. In order to facilitate this, DCA employs the Code Modification Request process wherein the applicant submits a form stating the location of the property, the applicant name and the proposed code alternate. Once this form is submitted along with the required application fee, the request is reviewed and either approved, conditionally approved or denied. The Code Modification Request process is 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 another installment 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.

The request currently under consideration regards a mixed-occupancy building consisting of a Type 1-FR, four level underground parking garage upon which will be constructed two, Type 1FR, six-story, Group B-2 of five buildings, a one-story, Type 1-FR, Group A-3 restaurant, a one-story, Type 2-N, Group A-3 train museum and several other site structures. Due to the difference in construction type between the Type 1-FR of five building and the attached Type 2-N train shed, 1991 UBC Section 1701 (a) requires that these two buildings be separated by an area separation wall as described in Section 505 (f). However, Section 505 (f) 4 requires that this wall shall extend to the foundation. In lieu thereof, the applicant proposes to terminate the wall at the roof of the parking garage structure below it, which is constructed of and supported by four-hour, fire-resistive construction. The applicant further notes that this rating matches that which is required for an area separation wall and that the 1997 UBC Handbook recognizes this construction as the equivalent of a horizontal area separation which would otherwise not be permitted.

This request was approved based on the complete separation of the Type 2-N portion of the structure from all other portions by construction of a fire-resistive rating equal to that which is required by UBC Section 1701 for a type of construction separation. The horizontal component of the separation, while not normally permissible for true area separations, was accepted on the basis that it is constructed of reinforced concrete which would not be affected by the collapse of the one-story, Type 2-N structure above. Be sure to watch future editions of the *Code Connection* for more informative and interesting tales from the CMR files. □

DCA STAFF CHANGES

Mark Vandervelden, Tammie Echols, Glenda Johnson and Susan Allison left DCA to pursue other opportunities.

Sarah Simmons joined the Business Services Division as an Information Processor.

Eva Ross and Kelly Vann joined the Business Services Division as Customer Service Representatives.

Firoze Gaslightwala was promoted from a Graduate Engineer to a Registered Engineer in the Plans Review Division.

Code Connection

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414 East 12th Street
Kansas City, Missouri 64106

ADDRESS CORRECTION REQUESTED

Visit DCA 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/Numbers:

FAX Permit Process 513-1456
FAX Inspection Requests 513-1536
FAX Publication Purchases 513-1456
FAX One- and Two-Family Plans Branch 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 at either DCA office.

You may also call 513-1500 (option 3) and request a credit card authorization form and then place your order via Fax.

1. **Chapter 18, Kansas City Building and Rehabilitation Code** and related ordinances. (Chapter 18 adopts the model codes by reference and identifies local amendments to the model codes.) Price: \$6.00
2. **Special Inspections Program Manual.** Price: \$5.00
3. **Fee Schedule.** Price: \$2.50

The following publications are available from the City Planning and Development Department (513-2846).

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

The following publications are available from the International Conference of Building Officials Regional Office (455-3330).

1. **2000 International Building Code**
2. **2000 Uniform Plumbing Code**
3. **2000 International Mechanical Code**
4. **1999 National Electrical Code**
5. **2000 International Residential Code**