

Code Connection

The customer newsletter for the construction and development community.

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

JANUARY 2004

Holiday Schedule:

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

Thursday, January 1, 2004

New Year's Day

Monday, January 19, 2004

Martin Luther King Jr. Day

Monday, February 16, 2004

President's Day

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GARAGE DOOR ENFORCEMENT TO BEGIN WITH PERMITS ISSUED 1/2/2004

Section R301.2.1 of the *2000 International Residential Code (IRC)* and Section 1609 of the *2000 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. **Effective with building permits issued on or after January 2, 2004, DCA will verify that garage doors meet the required wind loading.**

This initiative has been developed by agreement with the Home Builders Association of Greater Kansas City (HBA) and in conjunction with the Johnson County Building Officials Association. It is anticipated that the majority of jurisdictions in the metropolitan area will begin this verification at this time. The Door & Access Systems Manufacturers Association International (DASMA) represents the manufacturers of over 95% of all garage doors sold in North America. DASMA representatives have been directly involved in the discussions regarding this initiative.

The manufacturer's installation instructions shall be provided at the jobsite for inspection, along with evidence that the door has been evaluated for the appropriate wind load. This evidence may take the form of any of the following to be provided by the manufacturer:

- A DASMA evaluation label attached to the door;
- A copy of an ICC Evaluation Service report;
- A copy of a wind test evaluation per ASTM E330 or ANSI/DASMA 108, sealed by an independent professional engineer or recognized testing agency; or,
- A copy of a 'rational analysis' sealed by a professional engineer.

The Kansas City area has a basic wind speed of 90 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.)

Additional information related to this subject may be found at DASMA's website at www.dasma.com. □

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OUTDOOR LIGHTING DISPLAYS

Outdoor lighting displays such as holiday lights or low voltage outdoor/landscape lighting kits do not require electrical permits for their installation provided the lighting is packaged as a UL approved “cord and plug” type fixture as commonly offered for retail sales. There are no zoning regulations regarding this type of lighting display unless such lighting includes business advertising as defined by the Zoning Ordinance.

Outdoor lighting of this type that is readily served by an existing electrical branch circuit may be installed without electrical permits. However, if a branch circuit must be extended, an electrical permit is required to perform this work. If temporary wiring is to be employed, such as UL approved extension cords, such temporary wiring must be removed within 90 days of installation. Temporary wiring methods cannot be used to supply electrical power to a permanent lighting installation.

Installation of permanently mounted exterior lighting fixtures requires electrical permits. A licensed electrical contractor is required to obtain electrical permits and perform the electrical work for extension of electrical circuits and/or installation of exterior lighting fixtures. Homeowner’s performing their own work should refer to **Information Bulletin No. 146 – Homeowner’s Exceptions to Licensing for Trades Permit Issuance.**

An outdoor lighting display is considered to be a business advertising sign under the Zoning Ordinance when the display advertises a business, commodity, service, activity or product sold, conducted or offered on the property. A sign permit is required for installation of a business advertising sign. A licensed sign contractor is required to obtain the sign permit and install the sign. Additionally, the Zoning Ordinance regulates the allowable area of business advertising signs. Zoning compliance is reviewed with the application for sign permit.

DCA PLANS REVIEW AVERAGE TURNAROUND TIMES

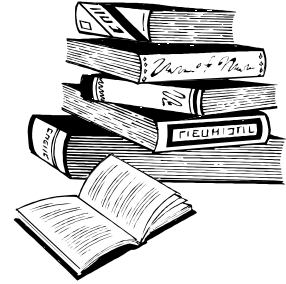
Four-Week Averages as of January 4, 2004

New Commercial Bldgs. & Additions	3.6 weeks
One- and Two-Family Dwellings	1 day/plan
All Other Projects	0.7 weeks/plan
Quality Control Reviews (QCR)	2 days



CODE CHAT

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



WHAT'S NEW WITH...INSTITUTIONAL OCCUPANCIES? PART I

The recently adopted 2000 *International Building Code* (IBC) has many similarities with the UBC previously used for many years in KCMO. However, in the interest of creating a new standard acceptable to all member groups of the International Code Council, some differences become apparent. This article will attempt to highlight some of those differences as they apply to the special detailed requirements of institutional occupancies from Chapter 4 of the IBC.

Occupancy Group.

While the UBC and IBC occupancy classifications remain closely aligned in concept, some differences occur due to the new classification system employed by the IBC. IBC occupancy group I-2 currently includes buildings or structures used for medical, surgical, psychiatric, nursing or custodial care on a 24-hour basis of more than five persons who are not capable of self preservation. This group includes, but is not limited to, hospitals, nursing homes, mental hospitals, detoxification facilities and child care facilities providing care on a 24-hour basis to more than 5 children 2 ½ years of age or less . A facility such as this with five or fewer persons is classified as a Group R-3 occupancy. This IBC classification is equivalent to the I-1.1 occupancy group of the 1991 UBC, with the difference being a maximum child care age of 6 years for the UBC occupancy.

Corridors. Indicating a change in philosophy from the UBC which required fire-resistance rated corridors for all Group I occupancies with an occupant load of 10 or more, IBC Sections 407.2 through 407.3 (and Table 1004.3.2.1) permit non-rated corridors in Group I-2 occupancies. The IBC recognizes the inherent safety afforded by automatic sprinkler protection, which is required in all Group I occupancies; and, therefore, only requires corridor walls to be constructed as barriers to limit the transfer of smoke.

As with the UBC, IBC Section 407.2.1 and 407.2.2 permit nurses stations and waiting rooms to be open to corridors under certain conditions. This allowance has now been expanded in IBC Sections 407.2.1 and 407.2.4 to include mental health treatment areas and gift shops, both of which are commonly found in hospitals.

Locking Devices. In a similar fashion to the UBC, IBC Section 407.3.2 permits egress doors from patient rooms to be locked from the outside in mental health facilities.

Smoke Barriers. As was the case with the UBC, IBC Section 407.4 requires smoke barriers dividing stories of Group I-2 occupancies with 50 or more persons into areas of not more than 22,500 square feet. However, while the UBC limited the length of any smoke compartment to 150 feet, the IBC limits compartment size by limiting the travel distance from any point in the compartment to a smoke barrier door to 200 feet. Like the UBC, the IBC requires a refuge area on each side of a smoke barrier of not less than 30 square feet per occupant for bed or litter patients and 6 square feet per occupant for other persons. While the UBC required not less than two exits from all smoke compartments, the IBC (in Table 1004.2.1) requires two means of egress only from Group I-2 spaces having more than 10 occupants. Finally, both codes state that

(Continued on page 4)

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smoke compartments must have at least one means of egress that is not dependent upon returning to a smoke compartment from which the means of egress originated.

Automatic Sprinkler System. As was the case in the UBC, IBC Section 407.5 requires automatic sprinkler protection in all smoke compartments containing patient sleeping rooms. Further, Section 903.2.5 requires an automatic sprinkler system throughout all buildings with Group I fire areas.

Automatic Fire Detection. Like the UBC, IBC Section 907.2.6 requires a manual and automatic fire alarm system in all Group I occupancies. Further, IBC Section 407.6 requires automatic fire detection in corridors of nursing homes, detoxification facilities and spaces permitted to be open to corridors by Section 407.2.

While UBC and IBC methodologies for regulating institutional occupancies vary somewhat in specifics, the intent is the same—to achieve a high level of life safety while permitting flexibility in design. For questions regarding this subject or any other code requirements, feel free to call the DCA Code Question Hotline at (816) 513-1511, where a helpful associate stands ready to provide assistance in applying code interpretations to individual situations. Or you may obtain e-mail answers to code questions from gary_marker@kcmo.org. □

DCA CONGRATULATES NEW CBO/MCP

DCA is pleased to announce that **Kambiz Zoraghchi**, C.B.O., M.C.P., Graduate Engineer in the Plans Review Division, received certification from the International Code Council (ICC), as both a Certified Building Official (CBO) and a Master Code Professional (MCP) on November 22, 2003. Becoming a Master Code Professional reflects his dedication to education in the field of code enforcement and required the passing of 15 examinations (all but one on the first attempt) for a total of 30 credits, including the Certified Building Official (CBO) exam. Mr. Zoraghchi has been a Plans Examiner with DCA since May of 2002 and joins an elite group of 300 individuals across the nation in this accomplishment, including fellow DCA associates **Greg Franzen**, P.E., C.B.O., M.C.P., Division Manager of Inspections; **Steve Ward**, C.B.O. M.C.P., Construction Code Inspector Supervisor; **Bill Watson**, C.B.O., M.C.P., Construction Code Inspector Supervisor and **Jomy John**, C.B.O., M.C.P., Development Specialist II. □



FROM THE FILES...
REAL CODE MODIFICATION REQUEST CASE HISTORIES
ACCESSIBLE PARKING SPACES

**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). 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 subject of this request is a proposed new, Group S-2 parking garage building, the north side of which is to be located immediately adjacent to the north property line. Both the subject property and the property to the north (an existing parking garage) are currently under common ownership. In a previous CMR, the applicant proposed and obtained approval to construct the subject building with openings located on the property line for access and egress through the existing garage. The approval was granted subject to the submittal of a deed restriction appropriately addressing the opening protection issues.

In this request, the applicant notes that the subject building is intended to serve as parking for the same facility as the attached building to the north. However, KCMO Code of Ordinances, Section 52-37 (a), requires that this building be provided with accessible parking spaces in accordance with Table A-31-A. In lieu thereof, the applicant proposes to add the appropriate number of accessible parking spaces to the existing building, adjacent to the existing accessible spaces therein. The applicant notes that these spaces are on a direct route and the shortest distance from the building that this garage complex is intended to serve. This request was approved under the following conditions:

1. That a deed restriction shall be recorded on the existing garage building property to the north that requires the owner thereof to maintain the number of accessible parking spaces required by KCMO code of Ordinances, Section 52-37 (a), for this building, in addition to the number required for the existing garage building. This deed restriction shall further state that access to these spaces will be maintained and be available for any persons who are permitted to have access to the new building under consideration.
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.
4. That the proposed deed restriction shall comply with all requirements of the KCMO Department of Law.
5. That the proposed deed restriction shall be submitted to DCA for review and approval prior to recording.

This approval recognized that the intent of the code is to ensure that accessible parking spaces are provided for each parking facility in an appropriate number, based on the total number of parking spaces contained therein. Further, the location of the required spaces in the existing building was advantageous to the occupants since it is closer and offers a more direct route to the space served by the garage. Be sure to watch future editions of the *Code Connection* for more informative and interesting tales from the CMR files.

DCA INTERPRETATIONS

#/CODE

QUESTION

CI2004-012

For the purposes of determining fence and wall requirements, must a fence or wall constructed to replace an existing fence or wall installed prior to March 20, 2000, comply with the requirements of Chapter 27?

KCBRC

Sec. 27-10(f)

ANSWER

Yes. All fences constructed after March 20, 2000, shall comply with the requirements of Chapter 27. A fence or wall constructed to replace all or part of a fence that existed prior to the March 20, 2000, effective date of Chapter 27, however, may be constructed to duplicate the original fence and need not comply with requirements of this chapter, including height, as long as it can be substantiated that the new portion of the fence is replacing an existing fence in like height, style, location, construction materials, etc. Section 27-10 (f) Applicability, clearly states that the requirements of this section do not apply to fences and walls constructed prior to the effective date of the ordinance. Although maintenance is not a part of this chapter, it is reasonable to conclude that the intent of the ordinance was to allow maintenance of existing fences and walls and therefore the replacement of such. All fences and walls that are constructed to replace existing fences or walls shall be completed within 90 days of the demolition of the original fence, or consideration of the new fence as a “replacement” fence is forfeited. Note, DCA will investigate all complaints concerning fences and walls constructed after the aforementioned date. Property owners constructing a fence or wall that does not comply with requirements of Chapter 27 will be required to provide evidence (e.g. photos, affidavits from neighbors, etc.) to substantiate the existence of the fence or wall prior to March 20, 2000, in order for a new fence to be considered as a replacement of a non-conforming fence.

CI2004-013

QUESTION

2000 IRC
1999 NEC

Can light fixtures switched only by a pull chain be used in non-habitable spaces including attics, crawlspaces, utility rooms and basements?

Secs.

IRC E3803.4
NEC 210-70(a)(3)

ANSWER

Yes. Lighting fixtures with integral switches may be used in these locations. The point of control shall be at the usual point of entry into the space.

A wall switch shall be provided to control the lighting outlet in all habitable spaces.

CI2004-014

QUESTION

2000 IBC

IBC Section 1005.3.2.5.1 states that a smokeproof enclosure shall exit into an exit passageway, yard, or open space having direct access to a public way. IBC Section 1006.1, Exception 1 states that a maximum of 50 percent of the number and capacity of the exit enclosures is permitted to egress through areas on the level of discharge, provided certain conditions are met. May a smokeproof enclosure egress through an area on the level of discharge that is not protected in accordance with Section 1005.3.2.5, but meets the conditions of Section 1006.1, Exception 1?

Secs.
1005.3.2.5, 1006.1
Exception 1

ANSWER

Yes. A smokeproof enclosure is considered to be an exit, as defined in the IBC, and Section 1006.1, Exception 1, therefore, applies.

DCA INTERPRETATIONS

CI2004-015

QUESTION

2000 IBC

1. If a mixed use building is designed in accordance with Section 302.3 (as either a separated or nonseparated use), must the incidental use separation provisions also apply?

Tables
302.1.1, 302.3.3

2. In a mixed use building, how large may a secondary use be and still be considered as an incidental use?

ANSWER

1. No. Per Section 302.1.1, the separation provisions of Table 302.1.1 only apply to areas that are incidental *and* are classified as the same occupancy group as the main portion of the building.

2. Although there is no definition of an incidental use, Section 302.2 indicates that the maximum area of an accessory use permitted on any floor of a building is 10% of the area of the floor, or no more than the tabular areas found in Table 503. If an incidental use exceeds the maximum allowable area of an accessory use, the mixed use building shall be designed in accordance with Section 302.3. (For smaller incidental use areas, it is the designer's option whether to apply Section 302.1.1 or Section 302.3.)

[See also DCA Interpretation 2002-027.]

CI2004-016

QUESTION

2000 IBC

IBC Section 1107.5.4 requires all dwelling units in a structure of Group R-2 occupancy with four or more units to be Type B dwelling units. This section further states that, for occupancies containing 20 or more dwelling units, at least 2 percent, but not less than one, of the dwelling units shall be a Type A dwelling unit. If a building is constructed as a condominium, i.e., each dwelling unit is under separate ownership, must the dwelling units meet the requirements of IBC Section 1107.5.4?

Sec. 1107.5.4

ANSWER

If the dwelling units are finished at the time the certificate of occupancy is awarded to the building, then the dwelling units shall comply with all provisions of IBC Section 1107.5.4, including the provisions for the number of Type A dwelling units.

If the building is completed only as a shell (with the units to be completed at the time of purchase) then all units shall comply with the requirements for Type B dwelling units and shall be capable of being converted to Type A units. However, since the units in this case will be constructed to suit each individual owner, they will not be required to comply with the Type A dwelling unit requirements.

DCA STAFF CHANGES

Katherine Black and **Clarence Gastineau** left DCA to pursue other opportunities.

Susan Loken and **Dominic Santos** joined DCA as Construction Code Inspector I's in the Investigations Division.

Kamalah Minor joined DCA as a Construction Code Inspector I in the Inspections Division.

Code Connection

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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	513-1478
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 Code Council 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*