

# Code Connection

The customer newsletter for the construction and development community.

CITY OF FOUNTAINS  
HEART OF THE NATION



KANSAS CITY

JANUARY 2006

## Holiday Schedule:

Development Services offices will be closed on the following dates:

**Monday, January 16, 2006**

Martin Luther King Jr. Day

**Monday, February 20, 2006**

Presidents' Day

## In this issue:

- On-Line Inspection Summary
- Surface Parking Lot Licensing
- Staff Changes
- Code Chat
- From the CMR Files
- Associate Receives Degree
- QCR Consolidation
- New Construction Water Policy
- Streamlining Final Plat application
- Be a Sweaky Wheel

## *NOW AVAILABLE: ON-LINE REPORT PROVIDES UP-TO-DATE INSPECTION SUMMARY*

**N**ow available on the CPD Development Services homepage ([www.kcmo.org/codes](http://www.kcmo.org/codes)) is a report that will provide a summary listing of all unresolved inspection items for a permit. The link to this report is titled INSPECTION SUMMARY REPORT, and is located immediately below the KIVANET link.

This report will be especially helpful for projects that have had a large number of inspections. While the complete inspection history for any private construction permit is also available online via KIVANET, this report lists only the items that remain unresolved. It will provide the user a summary listing of only those items that still need to be addressed.

To run the report, you will need to enter the permit type and number. It is also possible to run the report to obtain a list of all inspection discrepancies for a permit, both resolved and unresolved, by selecting the 'ALL' option.

KIVANET is the online access to our permitting, plans review and inspection database. Complete information for all private construction projects is available in real time via KIVANET.

We hope that this new tool is beneficial to you in tracking your project status.



## CODE CONNECTION JANUARY 2006



Published by the City of Kansas City,  
Missouri, City Planning & Development  
Department, Development Services

### **Director**

Tom Coyle, AICP  
513-2865  
FAX 513-2838  
e-mail: tom\_coyle@kcmo.org

### **Assistant to the Director**

Donald N. Booth, P.E., C.B.O.  
513-1478  
FAX 513-1505  
e-mail: donald\_booth@kcmo.org

### **Division Manager of Business Services**

**José Portuguez**  
513-1465  
FAX 513-1457  
e-mail: jose\_portuguez@kcmo.org

### **Division Manager of Inspections**

Greg Franzen, P.E., M.C.P.  
513-1538  
FAX 513-1536  
e-mail: greg\_franzen@kcmo.org

### **Division Manager of Investigations**

Wilson Winn, C.B.O.  
513-1577  
FAX 513-1536  
e-mail: wilson\_winn@kcmo.org

### **Division Manager of Permits**

Rick Usher, C.B.O.  
513-1468  
FAX 513-1456  
e-mail: richard\_usher@kcmo.org

### **Division Manager of Plans Review**

Gary Marker, R.A.  
513-1493  
FAX 513-1484  
e-mail: gary\_marker@kcmo.org

### **Division Manager of Land Development**

Dion Waldon  
513-2604  
e-mail: dion\_waldon@kcmo.org

### **E-mail Code Questions**

e-mail: gary\_marker@kcmo.org

## ***CENTRAL BUSINESS DISTRICT SURFACE PARKING LOT LICENSING***

Operators of surface parking lots within the central business district, defined as that area of downtown within the freeway loop, are required by Article 4, Chapter 52, Parking Stations, Code of Ordinances, to obtain a Central Business District Surface Parking Lot License. For the purposes of this license, a surface parking lot is defined as a parking lot where an hourly, daily, weekly or monthly fee is charged for the ability to park a motor vehicle and does not include parking garages.

Surface parking lots within the central business district with a parking capacity greater than 100 vehicles are required to file a license application by March 1, 2006, and shall be in full compliance by August 1, 2006. Surface parking lots within the central business district with a parking capacity of 100 or fewer vehicles are required to file a license application by March 1, 2007, and shall be in full compliance by August 1, 2007.

Please refer to Information Bulletin No. 156 – Central Business District Parking Lot Licensing, for the required application form and fees. The application shall also include an accurately scaled and dimensioned site plan sealed by a licensed architect or registered engineer showing the configuration of entrances, exits, aisles and spaces; identifying the right-of-way, curbs and sidewalks, signage, landscaping, fencing, walls, berms, curbing, wheel stops and screening materials for the surface parking lot. Please refer to Chapter 52, Parking Stations, Section 52-100, for applicable landscaping and screening standards.

---

## ***STAFF CHANGES***

**Christine Bassett**, Customer Service Representative, joined Permits Division, Plans Management Branch.

**Stan Eiler**, Engineering Section Head, joined Land Development Division, Plans Review Branch.

**Pam Powell** was promoted from Senior Engineering Tech to Principal Engineering Tech in the Lands Development Division, Plans Review Branch.

**Bill Wall** was promoted from Graduate Engineer to Registered Engineer in the Inspections Division, Special Inspections Branch.

**Sharon Calkins, Ron DuBois, Shannon Foreman, Michelle Kegley, Dale Perkins, Kenny Shelor, and Bethany Vorthmann** left to pursue other opportunities.



# CODE CHAT

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

## **EXHAUSTED! MECHANICAL EXHAUST SYSTEM TERMINATION POINTS AND THE 2003 IMC**



The 2003 International Mechanical Code (IMC) defines an exhaust system as “An assembly of connected ducts, plenums, fittings, registers, grilles and hoods through which air is conducted from the space or spaces and exhausted to the outside atmosphere”. Simple enough concept, but the permissible termination point for such exhaust systems depends upon several variables, not the least of which is the point at which openings in the exterior wall are permitted by the International Building Code. The IMC further restricts exhaust system termination points based upon the type of exhaust system under consideration.

### **Environmental Air**

IMC Section 401.5 states that the general rule for location of exhaust openings is 10 feet from lot lines or buildings on the same lot. However, environmental air exhaust is also addressed in Section 502.7.3.6, which states that such systems shall terminate not less than 3 feet from property lines or other openings to the building. This apparent discrepancy can be clarified by reviewing the applicable sections of the 2003 IMC Commentary. This document clarifies that the main intent of Section 502.7.3.6 is to address exhaust from areas in which the application of flammable finishes is being performed. Further, the commentary regarding Section 401.5 notes that, although the 10 foot separation is the general rule, the hazard of environmental air exhausted from habitable spaces is not equal to that of air containing contaminants, such as that exhausted from spray painting rooms. Therefore, the IMC Commentary indicates that the final decision as to the permissible location of environmental air exhaust should be made by the Building Official for the specific circumstances involved. KCMO CPD-DS interprets this to permit environmental air exhaust (including residential clothes dryer, kitchen and bathroom exhaust) to be located not less than 3 feet from property lines, where permitted by the International Building Code, and at least 3 feet from openings into the building.

### **Kitchen Exhausts**

IMC Sections 506.3.12.3 and 506.4.1 address Type I and Type II kitchen exhausts, respectively. The requirement is for such exhausts to terminate not less than 10 feet from property lines, parts of the same or contiguous buildings and air intake openings, and not less than 10 feet above grade level, except where the exhaust is directed away from adjacent property lines or buildings, in which case, it may be located 5 feet from the property line or building.

### **Dust, Stock and Refuse Conveying Systems**

IMC Section 511.2 classifies dust, stock and refuse conveying systems in four different categories as regards permissible duct termination points. Outlets for exhaust exceeding 600 degrees Fahrenheit shall be designed as a chimney in accordance with IMC Table 511.2. Ducts conveying explosive, or flammable vapors, fumes or dusts shall terminate 30 feet from property lines, 10 feet from openings into the building, 6 feet from exterior walls or roofs, 20 feet from combustible walls or openings into the building which are in the direction of exhaust discharge and 10 feet above grade. Other product conveying outlets may terminate 10 feet from the property line, 3 feet from exterior walls or roofs, 10 feet from openings into the building and 10 feet above grade. Finally, this section again restates the general rule that environmental air duct exhaust may terminate at least 3 feet from the property line.

*(Continued on page 4)*

## **Subslab Soil Exhaust Systems**

Subslab soil exhaust systems are used to remove possibly hazardous, naturally-occurring vapors, such as radon, from under buildings. IMC Section 512.4 states that such ducts shall terminate not less than 6 inches above the roof and 10 feet from any operable openings or air intake. This section does not specify a minimum distance from the property line.

Code requirements for exhaust system termination points are addressed in multiple locations within the IMC. Therefore, determination of the proper termination point for a given type of exhaust system requires careful study and interpretation of the code. For questions regarding this subject or any other code requirements, feel free to call the City Planning & Development – Development Services 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](mailto:gary_marker@kcmo.org).

---

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

### ***STANDBY POWER***

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

**T**he 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 Development Services.” Doing so permits one to rationalize any apparent code discrepancies by investigating the files for the building in question. In order to facilitate this, CPD-DS 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 CPD-DS Information Bulletin Number 101 (available on the web at [www.kcmo.org](http://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 CPD-DS.

The subject of this request is an existing, high-rise, Group B office building which is undergoing a complete renovation and change of occupancy to Group R-2 apartments. In lieu of providing standby power for the building light and emergency systems via an on-site generator as required by IBC Section 403.10, the applicant proposes to provide two building connections to different feeds from the downtown electrical loop with an automatic transfer switch to select the active feed. The applicant notes that power for emergency egress lighting and exit lights will be provided by battery backup systems on the equipment as required by IBC Sections 1006.3 and 1011.5.3, respectively. Based on discussions with the electrical utility, it was determined that the electrical supply could be considered to be a reliable source of power and that the double-feed approach satisfies National Electrical Code requirements for protection of the supply. Therefore, this request was determined to meet the intent of the code and was, approved.

This approval recognized that the intent of the code is to provide a reliable source of power to essential high rise building systems and that the utility power grid available in this particular area meets that requirement. Be sure to watch future editions of the Code Connection for more informative and interesting tales from the CMR files.

## *CPD-DS ASSOCIATE RECEIVES DEGREE*

The City Planning and Development Department, Development Services Division, is pleased to announce that **Jeff Lee**, C.B.O., a Development Specialist I in the One- and Two-Family Plans Review Section, was awarded the degree of Bachelor of Science in Civil Engineering in December, 2005 from the University of Missouri, Kansas City. Jeff passed the Engineer In Training exam in April, 2005, and plans to continue his work with CPD-DS for the duration of his EIT. Mr. Lee has been a Plans Examiner with the DCA One- and Two-Family Plans Review Branch since July, 2002.



---

## *LAND DEVELOPMENT DIVISION QCR SERVICES ARE MOVING!*

In late September both Land Development Division (LDD) and Permits Division Plans Management Branch (PMB), began working on a plan to consolidate the Plans Management staff handling the receipt and quality control review (QCR) of private and public building/construction permit applications. LDD customers are used to submitting public infrastructure improvement plans to the 5<sup>th</sup> Floor City Hall, while private building plans and site improvements are typically submitted to the CPD-DS Plans Review offices on the 2<sup>nd</sup> floor of the Oak Tower Building. We are currently in the process of consolidating the entry point for all QCR activities into one location to eliminate the inconvenience and inefficiency that two locations create. The consolidation will increase staff knowledge of all project submittals, increase the capacity to handle applications more quickly, and eliminate redundancies in staffing to cover two locations. All positions for the new combined QCR staff were filled in late December and training began on December 28. You may have noticed that the new staff has already started providing QCR, by the new names on some of the QCR review comments you have received lately. All calls related to application entry status or status of QCR for plans (either LDD or PMB) should now be directed to the attention of: **Sy Noorbakhsh**, CBO, (816) 513-1500 Option #4, faxed to (816) 513-1484, or e-mailed to [sy\\_noorbakhsh@kcmo.org](mailto:sy_noorbakhsh@kcmo.org).

Staff offices in Oak Tower are in the process of being reconfigured to accommodate these changes. Once completed, the entry point for all LDD permit applications will move from the 5<sup>th</sup> Floor City hall to the Oak Tower offices at 324 East 11th Street, 2nd Floor. City Planning & Development will make an official announcement two or three weeks prior to the actual move. Please watch the Department website and future *Code Connection* articles for this information. Once the move is made, PMB will receive all engineering plans, studies, cost estimates, easements, agreements, subordinations, checklist, fees, etc., related to private development and public improvements at the Oak Tower office, and submittals will no longer be made directly to LDD in City Hall. If you have any questions or comments please feel free to contact **Dion Waldon** at (816)513-2604 or **Rick Usher** at (816) 513-1468.

# ***NEW CONSTRUCTION WATER POLICY***

The Kansas City Water Services Department (WSD) will change its policy for construction water, effective March 1, 2006.

WSD's current policy requires a \$150.00 flat-rate payment that allows unlimited construction water for a period of one year. Under the existing policy, the water meter is not installed until after construction is complete and the building is occupied.

Under the new policy, WSD will require all water that is used for construction to be metered and billed to a customer. The customer (Owner, Contractor, Developer etc.) will call WSD's business office at 513-0123, Option #61, to request to have a meter installed and start a new service. One of WSD's Customer Service Representatives will set up the account and schedule a meter installation.

A meter must be installed prior to the rough-in building inspection.

This new policy will help WSD better account for its water and to treat all of its customers equitably.

## **PROCESS FOR A NEW CONSTRUCTION WATER SERVICE**

### **OLD PROCESS**

1. Customer submits water service permit application
2. Customer pays \$150 flat-rate construction water fee
3. Plumber contacts WSD to request tap. WSD taps water main.
4. Plumber installs service piping and contacts WSD to request trench inspection
5. WSD inspector performs trench inspection and opens water service
6. Building is constructed. Any water used in unmetered.
7. Occupant moves in and contacts WSD to set up a billing account and install a meter
8. WSD schedules an appointment with the Occupant and installs a water meter.
9. Start of regular bi-monthly billing (monthly for large commercial)

### **NEW PROCESS**

1. Customer submits water service permit application and billing information.
2. Plumber contacts WSD to request tap. WSD taps water main
3. Plumber installs service piping and contacts WSD to request trench inspection
4. WSD inspector performs trench inspection and shuts water off at curb.
5. When the building is "roughed-in" (or sooner), builder contacts WSD to install a meter.
6. WSD installs meter and opens water service
7. Start of regular bi-monthly billing (monthly for large commercial)

## ***STREAMLINING FINAL PLAT APPLICATION REQUIREMENTS!***

**L**and Development Division will meet with stakeholders in the next few weeks to discuss procedural changes to future final plat applications submitted to the 15<sup>th</sup> Floor Development Management Division (DMD) administrative staff. Ordinance 030233 was intended to reduce the requirements so that Final Plat ordinances could be submitted to Council within 10 days after City Plan Commission approval. While this ordinance was successful in some respects, it has not fully addressed the desire of both staff and customer to streamline the Final Plat application ordinance acceptance process. At the present time, applications may require all of the following in order to allow the City Council to approve the Final Plat Ordinance: a current Record Information Certificate, Utility Subordinations, Subordinations of Deed of Trust/ Partial Deeds of Release, Executed Covenants Conditions & Restrictions (CC&R's), draft copies of standard Development Agreements (Storm Detention Covenants, Decorative Paving Maintenance Agreements, etc.), 20 copies of the plat, Record information of Easements being released, a transparency plat exhibit, an application fee, a Park Board Resolution Number, a digital file of the plat drawing, a completed application, and a surveyor's certification.

City staff has reviewed the above list of requirements and believes additional items can be deferred, allowing further streamlining of the Final Plat ordinance process. This streamlining will help ensure that many Plats can be become a consistent, scheduled process from application to final ordinance acceptance. If you are a Development Attorney or Consultant Representative and interested in participating in this discussion on the proposed changes, please contact Debbe Miller at 513-2593 as soon as possible. The meeting is scheduled for February 6, 2006 3:00-4:00 p.m. in the Land Development Division 5th floor conference room . Space is limited to 24 persons.

---

## ***BE A SQUEAKY WHEEL***

**M**ost everyone has heard the saying “the squeaky wheels gets the oil.” The origin of the phrase and the context in which it was first used may be unknown, but the implication is clear and is most often used in reference to someone being persistent in the pursuit of a particular issue or cause. While in today's society the phrase has a somewhat negative context, being a squeaky wheel is beneficial in that it gets the attention of the responding party and in turn gets the issue addressed.

You may not be aware that the City of Kansas City employs a squeaky wheel (aka “complaint based”) enforcement philosophy. This means the City relies on citizens to bring issues of concern to our attention by reporting them in the form of a complaint. Complaints may be made directly to the department responsible for the service or issue you are concerned with; however, calling the Action Center at 816-513-1313 ensures that the complaint enters the city's tracking system and that it is sent to the correct department. Complaints concerning Permits, Zoning, and Periodic Inspections will be forwarded to the Investigations Division of City Planning & Development - Development Services (816-513-1500 Option 2). Please be aware that complaints may be reported anonymously.

Complaining about something may be the only way to get your concerns addressed. So be a “squeaky wheel” and report any issue that is a concern to you and help keep Kansas City one of the most livable Cities in the Nation.

# Code Connection

City Planning & Development Department  
Development Services  
5th Floor, City Hall  
414 East 12th Street  
Kansas City, Missouri 64106

ADDRESS CORRECTION REQUESTED

Visit CPD-DS on the Internet at [www.kcmo.org/codes](http://www.kcmo.org/codes)

## Telephone Numbers: Area Code 816

Development Services Manager ..... 513-1472  
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)  
Land Development ..... 513-2593

## 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 CPD-DS 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. *2003 International Building Code*
2. *2003 Uniform Plumbing Code*
3. *2003 International Mechanical Code*
4. *2002 National Electrical Code*
5. *2003 International Residential Code*