

Code Connection

The customer newsletter for the construction and development community

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

JULY 2000

HOLIDAY SCHEDULE:

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

Tuesday, July 4, 2000

Independence Day

Monday, September 4, 2000

Labor Day

IN THIS ISSUE:

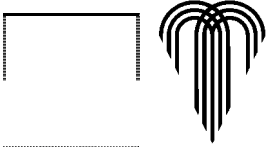
- IPMA Honors
- Improved Customer Service
- DCA Turnaround Times
- Congratulations
- Code Chat
- In The Zone
- DCA Staff Changes
- Understanding Floodplain

IPMA HONORS THE GREATER KANSAS CITY CHAPTER

Tom Briggs, DCA's Manager of Business Services, attended the 64th Annual International Personnel Management Association (IPMA) Central Region Training Conference on Public Personnel Administration held in Chicago, Illinois, June 25-28, 2000. At the conference, Tom, who is also the President of the Greater Kansas City IPMA Chapter, along with the Greater Kansas City Chapter board members accepted the IPMA Central Region Chapter Vitality Award. He and the Greater Kansas City Chapter board members were given this award for their long-lasting impact on the Central Region Chapter's vitality. During his tenure as president, chapter membership has increased by over 17 percent, the chapter is financially sound, and the program quality has been excellent. Due to the quality programs, activities, and professional image of the local chapter, over a third of the chapter members went back to their employers and requested and obtained approval to attend this year's Central Region Training Conference in Chicago. Congratulations to Tom and the IPMA Greater Kansas City Chapter! □



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JULY 2000**



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Missouri, Department of Codes
Administration

Director

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

Deputy Director

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

Division Manager of Business Services

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

Division Manager of Inspections

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

Division Manager of Investigations

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

Division Manager of Permits

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

Division Manager of Plans Review

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

Subscriptions, Address Changes

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

IMPROVED CUSTOMER SERVICE

In our continuing effort to improve customer service, DCA is now accepting American Express, Diners Club, and DiscoverCard, in addition to MasterCard and Visa. DCA will also see improvements with the new bankcard processing equipment that will now allow DCA associates to void transactions instead of crediting the customer's account. This feature will alleviate any intervention by the banks or card companies. The new processing equipment also has an "auto close" feature that will run automatically if it has not been closed by a DCA employee at the end of the day. This new automatic feature will ensure that the transaction date is correctly reflected as the date on which it actually occurred. If you have any questions regarding our bank card operations, please contact **Lynn Gant**, Administrative Officer, at 513-1465. ☐

Deleted: DCA bank card business is closed into the bank card system on a daily basis



DCA PLANS REVIEW AVERAGE TURNAROUND TIMES

FOUR-WEEK AVERAGES AS OF JUNE 18, 2000

New Commercial Buildings and Additions	2.8 weeks/plan
One- and Two-Family Dwellings	1.0 day/plan
All other Projects	1.0 week/plan

CONGRATULATIONS!

The Department of Codes Administration is happy to announce that four members of the Periodic Inspections Branch of the Investigations Division successfully completed the certification requirements for the “Qualified Elevator Inspectors” (QEI) designation. Construction Code Inspectors **Major Davis**, **Scott Graybill**, **Glenn Longworth** and **Steve Klenklen** attended the Elevator Safety Code Training Course in Phoenix, Arizona, the week of May 22 through May 27, 2000. Each of the candidates was successful in passing the rigorous testing process administered by the National Association of Elevator Authorities International (NAESAI) to become QEI certified, given at the end of the course.

The addition of these new QEI certified inspectors to our staff now gives DCA a total of six Qualified Elevator Inspectors. All of the Department’s personal engaged in the inspection of elevators are now QEI certified. This is a first for the department, and it clearly places DCA as a leader in complying with the new state requirements for elevator inspections. There are only twenty-five QEI’s throughout the state of Missouri.

The Qualified Elevator Inspectors (QEI) program is a national certification program for elevator inspectors sponsored by the American Society of Mechanical Engineers and administered by NAESAI to insure a high level of technical competence in the inspection of vertical transportation equipment.

We are very proud of the accomplishment of these staff members for their expertise will surely prove to be a benefit to our customers. The Periodic Inspection Branch QEI staff is pictured below, with the exception of **David Carlisle**, QEI, Construction Code Inspector Supervisor. David was probably taking the picture!

Congratulations DCA Qualified Elevator Inspectors! You are now among the best in the nation. ☐



*Left to right: Steve Klenklen, Glenn Longworth, Major Davis
Roger Crumrine, and Scott Graybill*



CODE CHAT

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

IN CONTROL (AREAS)



Someone tells you they intend to store 480 gallons of gasoline in a warehouse building. According to the 1991 UBC, this would be a Group H occupancy, true or false? Believe it or not, under the proper conditions, the answer could be false and the occupancy could be Group B-2. How can this be, you ask? Please indulge me for a few moments while I lead you through the murky depths of UBC Chapter 9.

1991 UBC Section 901 (a) states that Group H occupancies are those with a quantity of hazardous material in the building which is in excess of that listed in Table 9-A. However, in order to fully understand this statement, one must also understand the concept of control areas. Please note Section 901 (a), first paragraph, which refers to footnote number 1 of Tables 9-A and 9-B. These tables list the maximum permitted exempt amounts of hazardous materials *per control area*. So, just what is a control area? Footnote number 1 indicates that a control area is a space bounded by not less than a one-hour fire-resistive occupancy separation. This note further states that the maximum number of control areas within wholesale and retail uses shall not exceed two and the number in all other uses shall not exceed four. Therefore, either an entire building, or any portion thereof, could be classified as a control area by the designer.

Fine, you say, but you still haven't shared with me how you can store 480 gallons of gasoline in a Group B-2 warehouse. These footnotes are wonderful things. Reading down the left column of Table 9-A, one notices that item 3.3 (which includes Class I-A flammable liquids such as gasoline) permits a basic allowable quantity of 30 gallons of hazardous material and references footnotes number 6 and 7. Footnote number 6 permits an increase of 100% in the amount of hazardous material in control areas of fully sprinklered buildings, while footnote number 7 allows an additional 100% increase when the material is stored in approved manner per the Fire Code. Thus we apply the 200% increase to the 30 gallons which yields an allowable quantity per control area of 120 gallons. Now, remember from footnote number 1 that this building may contain up to 4 control areas, which brings the total permitted quantity of hazardous material to 480 gallons for the entire building. This concept could be taken one step further with the introduction of area separation walls, which would permit you to start counting control areas all over again for each separate building thusly created.

Once again, the code recognizes the benefits of sprinklers, compartmentation and proper material storage in the determination of code requirements. 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. □

IN THE ZONE

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

To fence or not to fence, that is the question. Recently, Chapter 27 was added to the Code of Ordinances entitled Fences and Walls. The purpose of this chapter is to provide minimum standards to safeguard life, health, property and public welfare by regulating and controlling the construction of fences and walls within the city.

A fence or wall is defined by the ordinance to mean an enclosure, wall or partition constructed of chain link, split rail, wood, plastic or vinyl (fabricated primarily as fencing materials), masonry, brick, stone, cinder block, ornamental iron or other building material which encloses or divides a lot or parcel of land.

ARTICLE II. LOCATION Section 27-10 outlines the requirement as follow:

- (a) *Fences and walls, generally.* No fence or wall over six feet high shall be erected on a residential lot, provided that this height restriction is further limited in subsections (b), (c), (d) and (e) of this section.
- (b) *Front yard fences and walls.* No fence or wall in the front yard of a residential lot may be over 48 inches high. For the purposes of this subsection, front yard is defined as the open space on the same lot with a building used as a residence, between the front wall of the building and the line of that wall extended, the side property lines of the lot, and the front property line of the lot nearest the street on which the building fronts.
- (c) *Front yard fences and walls on vacant lots.* No fence or wall in the front yard of a vacant residential lot may be over 48 inches high. For the purposes of this subsection, the front yard is defined as the open space between the platted or established front building line, the side property lines of the lot, and the front property line of the lot nearest the street. The depth of a front yard of any vacant residential lot shall not be less than the least depth of the front yard of any existing improved residential property on the same side of the street within the same block.
- (d) *Fences and walls on corner lots.* No fence or wall in the front or side yard of a residential property may be over 48 inches high. For the purposes of this subsection, side yard is defined as the open space on the same lot with a building used as a residence, situated between the side wall of the building or structure and the side property line of the lot nearest the street and extending through from the front yard to the rear yard. For the purposes of this subsection, the rear yard is defined as the open space on the same lot with a building used as a residence between the rear line of the building and that line extended, the side property lines of the lot and the rear property line of the lot.
- (e) *Fences and walls on vacant corner lots.* No fence or wall in front or side yard of a residential corner lot may be over 48 inches high. For the purposes of this subsection, side yard is defined as the open space situated between the platted or established side yard setback line and the side property line of the lot nearest the street and extending through from the front yard to the platted or established rear yard setback line.
- (f) *Applicability.* The requirements of this section do not apply to walls of buildings, portions of retaining walls below grade on one or both sides, or to any fence or wall constructed prior to March 20, 2000.

(Continued on page 6)

Section 27-11 Special exceptions authorized the board of zoning adjustment authority to grant special exceptions to the requirements set forth in Section 27-10. Special exception may be granted by the board provided that it is demonstrated that:

- (1) There is good and sufficient cause to grant the exception commensurate with the degree and nature of the exception requested;
- (2) The grant of a special exception will not adversely affect the appearance of the neighborhood or adjacent properties; and
- (3) The wall or fence is compatible with the existing residence/building in terms of materials, color and design.

There you have it. Hopefully, after reading this article, you can answer the question: **To fence or not to fence?** Regulations covering materials and maintenance of fences and walls are cover in Chapter 56 and administered by the Neighborhood Preservation Division of the Neighborhood and Community Service Department.

The above is a general overview of the requirements for fences and wall. Chapter 27 of the Code of Ordinances should be consulted when determining compliance. To obtain a copy of the Zoning Ordinance, please contact the Department of City Planning and Development at 513-2846. To request a zoning determination, contact DCA at 513-150 and select option 3. □

DCA STAFF CHANGES

Marlene Hall joined the Investigations Division on March 20, 2000, as a Construction Code Inspector I.

Maxine Edwards joined the Business Services Division on June 19, 2000, as a Customer Service Representative.

David Burton, James Moss, Linda Pella, and Sharon Walker resigned to pursue other opportunities.

Cliff McQuillen rejoined the Permits Division on July 3, 2000, as a Customer Service Specialist.

Khalid Bandy and **Tom Nguyen** will join the Plans Review Division as Graduate Engineers on July 17 and July 31, respectively. □



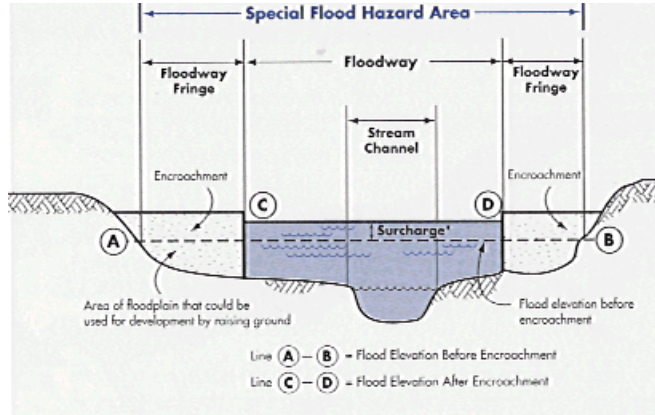
UNDERSTANDING FLOODPLAIN

MAPPING AND NOMENCLATURE

Numerous portions of Kansas City, Missouri are located in flood prone areas. In order to limit loss of life and property in these areas, the KCMO Code of Ordinances Chapter 28 requires the issuance of a floodplain certificate for most construction which is located in the 100 year floodplain, as identified on the Flood Boundary and Floodway Map, published by the Federal Emergency Management Agency. Complete information regarding the floodplain certificate process may be found in DCA Information Bulletin Number 120, however, DCA hereby offers the following information to help our customers in understanding floodplain mapping terminology. The diagrams shown below represent plan and section views of the floodplain and are excerpts from the FEMA Flood Boundary and Floodway Map and 1999 Floodplain Management in Missouri Quick Guide, respectively.



Plan View of Floodplain



Section View of Floodplain

The map area between and including that which is marked with light gray represents the *500 year floodplain*. The map area between and including that which is marked with dark gray represents the *100 year floodplain* and is the area within which a floodplain certificate is required by city ordinance for most construction. This area is also identified by FEMA as the "special flood hazard area" on the section diagram. The dark gray area itself is known as the *floodway fringe*. Unlimited building and/or grading is permitted in the floodway fringe, provided a floodplain certificate has been issued for such work. The map area which is white and which lies between either the light gray area, the dark gray area or the floodplain boundary lines or any combination thereof represents the *floodway*. As a requirement for a floodplain certificate, city ordinance requires that calculations be provided to show that any proposed construction in the floodway will not cause a calculable increase in the 100 year flood level.

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. □

Code Connection

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

ADDRESS CORRECTION REQUESTED

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

DCA Telephone Numbers: Area Code 816

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

FAX Services:

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

Code Information:

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

Publication Ordering Information:

The following publications are available from DCA.

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

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

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

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

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

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

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