

Code Connection

The customer newsletter for the construction and development community.

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY

JULY 2004

Holiday Schedule:

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

Monday, July 5, 2004
Independence Day

Monday, September 6, 2004
Labor Day

In this issue:

- Building Codeupdate
- Galvanized Steel Flashing
- DCA Turnaround Times
- Code Chat
- DCA Interpretations
- From the CMR Files
- DCA Staff Changes
- Qualified Elevator Inspectors

PROPOSED BUILDING CODE UPDATE PROCESS MOVES FORWARD

In 2003, nationally recognized model codes were published by the International Code Council (ICC), the National Fire Protection Association (NFPA) and the International Association of Plumbing and Mechanical Officials (IAPMO). In accordance with the provisions of the current ordinances, DCA Director **Barry Archer**, P.E. formed technical committees approximately seven months ago to begin evaluating each of those codes and to prepare the first draft of a recommended update to the Kansas City Building and Rehabilitation Code (KCBRC) for public review.

In the interim, DCA has provided information regarding the latest codes and the update process to the general public and to all code user groups. In addition, one or more meetings were held with fourteen organizations at their request over the past several months, and DCA has thus far received 81 letters of support for the proposed code update package from various user groups and individuals such as designers, contractors and building owners.

Due to concerns raised by some user groups regarding the proposed codes, DCA formed a technical subcommittee consisting of representatives of various stake holders in the design/development/construction process to analyze these documents. The first technical subcommittee meeting was held on June 7 and served primarily as a general discussion of all of the recommended codes. In that meeting, however, specific concerns were raised pertaining to the plumbing and mechanical codes and a second meeting of the technical subcommittee was held on June 21 to address those concerns. The June 21 technical subcommittee meeting was conducted as an open forum wherein eleven plumbing issues were brought forward and discussed by the participants. No specific mechanical issues were brought forward in either meeting. The following are the findings of those meetings:

- o The *2003 International Residential Code (IRC)* including plumbing provisions, should be recommended for adoption. The IRC is applicable for all detached one and two family dwellings and all attached town homes. The 2000 IRC is currently adopted by KCMO.
- o The adopted plumbing code should limit the minimum water supply line size to 1/2 inch.
- o The adopted plumbing code should include prescriptive criteria regarding the design velocity for water supply systems.
- o The use of air admittance valves should be limited.

(Continued on page 7)

**CODE CONNECTION
JULY 2004**



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**MINIMUM 26 GAGE REQUIRED FOR
GALVANIZED STEEL FLASHING**

Roof covering requirements are found in the *2000 International Residential Code (IRC)*, Section R905, for detached one- and two-family dwellings, attached townhouses and associated accessory structures, and in the *2000 International Building Code (IBC)*, Section 1507, for all other buildings.

The requirements for flashing are found in various subsections that are specific to the type of roof covering being used. For asphalt shingles or wood shakes, the IRC requires that galvanized steel used for open (exposed) valley flashing be a minimum of 26 gage. For asphalt shingles, metal valley flashing shall be a minimum of 24" wide; for wood shakes, valley flashing "shall extend at least 11 inches from the centerline each way."

For IBC projects, those requirements are the same, except that the minimum valley flashing width for asphalt shingles is 16".

As you can see, the requirements may vary slightly depending on the type of roof covering material and the type of project. Please be certain to consult the section of the code that specifically addresses your project. If you have questions about these or any code provisions, you may call DCA's Code Question line at (816) 513-1511. □

**DCA PLANS REVIEW
AVERAGE TURNAROUND TIMES**

Four-Week Averages as of June 20, 2004

| | |
|--|-----------------------|
| New Commercial Bldgs. & Additions | 3.8 weeks |
| One- and Two-Family Dwellings | 1 day/plan |
| All Other Projects | 0.8 weeks/plan |
| Quality Control Review (QCR) | <2 days |





CODE CHAT

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

TOP 10 ACCESSIBILITY QUESTIONS



While the general concept of accessibility for the disabled seems simple enough, questions regarding applicable codes and interpretations thereof are persistent. This installment of Code Chat will address the top 10 accessibility questions posed to DCA.

Question: What codes address accessibility for the disabled in Kansas City, MO?

Answer: The 2000 *International Building Code (IBC)* and the 1998 *ICC/ANSI A117.1* are currently adopted by the City of KCMO. The 1998 *ICC/ANSI A117.1* is adopted by reference in the *IBC*. Generally speaking, the provisions of the *IBC* indicate where accessibility is required and the provisions of *ICC/ANSI A117.1* specify how to make individual elements accessible. The City of KCMO has not adopted, and DCA does not enforce the Americans with Disabilities Act (ADA). This is a federal law that is administered by the United States Department of Justice.

Question: How many toilet rooms in a building must be accessible?

Answer: *IBC* Section 1108.2 states that all toilet rooms and bathing facilities shall be accessible. However, this section lists four exceptions: toilets accessed from private offices, toilets within dwelling units, clustered multiple single-user toilet rooms, and toilet rooms in excess of the number required by the plumbing code and designated for use by children.

Question: Where must my accessible parking be located?

Answer: The KCMO Code of Ordinances, Section 52-37 (a) (2), states that accessible parking spaces shall be located on the shortest possible accessible route of travel to an accessible building entrance.

Question: Is an accessible route required to all portions of all buildings?

Answer: *IBC* Section 1104.4 states that at least one accessible route shall connect each accessible level, including mezzanines, in multistory buildings and facilities. However, this section includes two exceptions, one stating that an accessible route is not required to floors above and below accessible levels that have an aggregate area of not more than 3,000 square feet unless the level contains offices of health care providers, passenger transportation facilities, airports or multiple tenants in Group M occupancies. The second exception applies to occupancy Groups A, I, R, and S and health care facilities for levels that do not contain accessible elements or other spaces required by Section 1107.

Question: Is a platform or stage required to be accessible?

Answer: No, in accordance with DCA Interpretation Number CI2003-027, these areas are considered to be part of the assembly room in which they are located and the accessible route need only lead to the room in which they are located. Also, see the answer to the previous question.

(Continued on page 6)

DCA INTERPRETATIONS

#/CODE

CI2004-028
2000 IBC

Sec. 407.2.1

QUESTION

IBC Section 407.2.1 permits waiting areas and similar spaces constructed as required for corridors to be open to fire-resistive corridors. May a dining room or office be open to a fire-resistive corridor if meeting the requirements of this section?

ANSWER

No. The code intends to permit spaces of low fire-loading which are frequently used as portions of the circulation system to be open to fire-resistive corridors. DCA does not consider dining rooms or offices to be similar to waiting rooms.

In addition, IBC 907.2.6 requires that such spaces open to the corridor shall be fully protected by an automatic smoke detection system.

QUESTION

CI2004-029
Zoning Ordinance
Chapter 80

Sec. 407.2.1

When may an existing building be reconstructed or structurally altered where current yard (setback) requirements of the Zoning Ordinance are not met?

ANSWER

Except as otherwise provided in section 80-230, normal repairs, maintenance, or interior structural alterations of an existing building that was legally constructed prior to current zoning setback requirements may be permitted. Please note, reconstruction of such buildings shall only be permitted provided that the building is not more than 50% destroyed by fire or other accidental cause. Documentation of existing conditions will be required prior to permit issuance and may involve field inspection by DCA. Otherwise, approval by the Board of Zoning Adjustment shall be required prior to issuance of a building permit for existing buildings with improper setbacks in any of the following cases: reconstruction of existing buildings that are more than 50% destroyed by fire or other accidental cause, reconstruction that is not the result of fire or accidental damage (even when 25% or more of the existing structure remains), or when exterior structural alterations are proposed. In any reconstruction, structural alteration, or new construction, fire resistance of exterior walls and protection of openings adjacent to property lines shall be provided as required by the current CI2004-029 regulations of the Kansas City Building and Rehabilitation Code, Chapter 18, Code of Ordinances.

QUESTION

CI2004-030
2000 IBC

Sec. 1108.2,
Exception 3

May the exception to accessibility for clustered single-user toilet rooms or bathing facilities be applied to facilities in tenant spaces in which the toilet or bathing rooms are not clustered in a contiguous configuration?

ANSWER

Yes. In a tenant space such as an office with multiple, single-user toilet rooms, this exception may be applied to reduce the required number of accessible facilities to 5 percent but not less than one room of each cluster. Though the toilet or bathing rooms are not required to be adjacent to each other to be considered as a cluster, the accessible facilities must be within the same tenant space and within the same general functional area as each of the non-accessible facilities.

FROM THE FILES...
REAL CODE MODIFICATION REQUEST CASE HISTORIES
PARKING STATION DIMENSIONS

**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 subject of this request is an existing parking station associated with an existing apartment building. The existing parking station is nonconforming in that the existing access aisle fails to comply with KCMO Code of Ordinances Section 52-38 (a) (2). The applicant proposes to improve this existing situation by enlarging the parking station to the maximum extent possible within the constraints of the site. However, the applicant notes that the dimensions of the site permit an access aisle width of 21.5 feet in lieu of the 25 feet required by KCMO Code of Ordinances, Section 52-38 (a) (2). The applicant requests that this situation be approved since it is an improvement over the existing situation and does not pose a hazard to life safety. Staff believed this request met the intent of the code for the reasons given and it was, therefore, approved.

This approval recognized that the intent of the code is to provide safe, usable parking stations and that, by enlarging the existing dimensions of this parking facility, the existing, nonconforming situation was improved. Be sure to watch future editions of the *Code Connection* for more informative and interesting tales from the CMR files.

DCA STAFF CHANGES

John Bullard and **Shannon Foreman** joined DCA as Construction Code Inspector I’s in the Investigations Division.

Gregory Eldridge and **Chad Shupert** joined DCA as Construction Code Inspector I’s in the Inspections Division.

Angela Henderson joined DCA as a Customer Service Specialist in the Permits Division.

Tim Meyer was promoted from a Construction Code Inspector I in the Inspections Division to a Graduate Engineer in the Plans Review Division.

Question: Is accessibility required to a swimming pool?

Answer: Yes, IBC Section 1108.14 states that recreational facilities shall be provided with accessible features and DCA **Interpretation Number CI2003-043** clarifies that this requirement also applies to exterior swimming pools not associated with buildings.

Question: In fully sprinklered buildings without enclosed stairways (i.e., egress is directly to the exterior either at grade or via exterior steps), is an accessible means of egress required?

Answer: No. IBC Section 1003.2.13.2, Exception 2 and DCA **Interpretation Number CI2003-109** clarify that since the omission of accessibility and areas of refuge for buildings with enclosed stairways is permitted, such exception should also apply to other egress doors leading directly to the exterior.

Question: Must dwelling units constructed for individual ownership, such as condominiums, be accessible to the disabled?

Answer: In accordance with DCA **Interpretation Number 2004-016**, 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.

Question: Is accessible parking required in a parking station that does not serve a specific building?

Answer: Yes, the KCMO Code of Ordinances, Section 52-37 (a) (1), states that all parking stations shall provide accessible parking spaces in accordance with Table A-31-A.

Question: May a door swing into the clear floor space required for a fixture within an accessible toilet room and what plumbing fixtures, if any, are permitted to overlap the required clear floor space?

Answer: *1998 ICC/ANSI A117.1*, Section 603.2.3, states that doors shall not swing into the clear floor or ground space or clearance for any fixture. The exception to this section states that the door may swing into the required clear floor space required for a fixture where the room is for individual use and a clear floor or ground space complying with Section 305.3 is provided within the room, beyond the arc of the door swing. Further, Section 603.2.2 states that clear floor or ground spaces, clearances at fixtures, and wheelchair turning spaces shall be permitted to overlap. Finally, it should be noted that a portion of the required clear floor space for a lavatory includes the knee space located under the fixture.

Question: Must toilet rooms be made accessible within buildings or spaces undergoing a change of occupancy where no other work is proposed for the toilet rooms?

Answer: No. DCA **Interpretation Number CI2004-025** addresses this issue, noting that IBC Section 3408.5 states that, if the toilet room is to be altered, then the room shall be made accessible, except where this is technically infeasible. Where this is the case, the toilet room shall comply with IBC Sections 3408.5 and 3408.7.9.

Please noticed that our Top 10 list has grown to eleven. It's all to better serve you, our customer. 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. □

QUALIFIED ELEVATOR INSPECTORS

Wendy Eiss and **John Thiel** of DCA's Investigations Division, Periodic Inspections Branch, has successfully completed the National Association of Elevator Safety Authorities (NAESA) International training and examination for Qualified Elevator Inspector (QEI). Wendy and John attended a training program in Norman, Oklahoma, along with other code professionals and private inspectors seeking qualification as QEI. This certification demonstrates knowledge of the Safety Code for Elevators and Escalators and other applicable professional standards such as inspection procedures outline in the Inspectors' Manuals. DCA now has five staff members who are QEI certified giving us one of the most qualified elevator inspection programs in the state. □



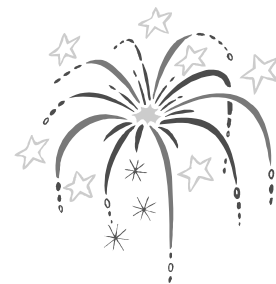
CODE UPDATE (Continued from page 1)

The ordinance (040477) for the proposed updates recommen
Committee on May 5, 2004 and is currently in the 90-day cor
Committee is on July 14, in the City Council Chambers, 2
interested parties are encouraged to attend and make their v

DCA appreciates the assistance of all individuals and groups
these efforts will result in the adoption of an updated code p
concept of uniformity and consistency in building code req
encourage both new construction and rehabilitation of existin

Council Operations
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et at 9:00 am. All

DCA believes that
e "Think One KC"
a that will, in turn,
d cost effective. □



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*