

Code Connection

The customer newsletter for the construction and development community.

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

JULY 2002

Holiday Schedule :

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

Thursday, July 4, 2002

Independence Day

Monday, September 2, 2002

Labor Day

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DCA EXCEEDS GUARANTEES ON SERVICE DELIVERY FOR FY02

DCA first gave guarantees on service delivery to our customers in February 1996. These guarantees are as follows:

- 90% of one- and two-family plans reviewed in 2 days or less.
- 90% of commercial detached building and addition plans reviewed in 4 weeks or less.
- 90% of commercial tenant finish plans reviewed in 2 weeks or less.
- 95% of inspections performed on day scheduled.

We are again pleased to announce that we have not only met these stated goals but have exceeded them for the fiscal year ending April 30, 2002. That makes seven years in a row! Actual percentages and the average length of time for each category listed above for the past fiscal year ended up as follows:

- **100%** of one- and two-family plans reviewed in 2 days or less, with average review time being **1.0 day**.
- **100%** of commercial detached building and addition plans reviewed in 4 weeks or less, with average review time being **3.6 weeks**.
- **100%** of commercial tenant finish plans reviewed in 2 weeks or less, with average review time being **0.8 week**.
- **100%** of inspections performed on day scheduled.

BENCHMARK SERVICES INITIATIVES BEGIN ON JULY 1

In an effort to improve the development review process, the City began new Benchmark Services Initiatives on July 1, 2002. Quality Control Reviews (QCR's), previously only required by DCA, are now required by the Department of Public Works (DPW) and the Department of Water Services (DWS). Both of these departments are now required to perform the QCR when you submit your plans to them, or you may chose to submit directly through DCA, and we will perform the QCR for those departments. Three additional positions have been added to assist you with your project and to help speed up the development review process (one in DCA's Plans Management Branch, one in DPW's Development Services Branch, and one in City Planning and Development's Business Assistance Center). Permit applicants are reminded of the DCA 1% fee increase that went into effect on July 1 to help pay for the costs associated with Benchmark Services Initiatives. If you have any questions on the new Benchmark Services Initiatives, please call **Rick Usher**, Division Manager of Permits for DCA at 513-1468 or DCA Director **Barry Archer** at 513-1472.

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JULY 2002**



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Administration

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FRANZEN ELECTED CHAIR OF KIVA MANAGEMENT COMMITTEE

Greg Franzen, Division Manager of Inspections, has been elected to serve as Chairman of the City's Kiva Management Committee for this fiscal year. The committee is made up of all City departments that use the Kiva system to track permits, plans review, inspections, citizen complaints, licenses, etc., along with representatives of the Information Technology Department.

The purpose of the Kiva Management Committee is to review and approve all activity related to the Kiva Permit Tracking system. Examples of committee responsibilities include, among others, developing all policies and procedures regarding system use, approving proposed enhancements, testing and approving new software releases, and establishing budget priorities related to Kiva. Included under committee oversight is not only the Kiva 'client/server' system used by staff on the City's network but also KivaNet, which provides public access to City records, and KivaCitizen, which will enable permit issuance over the internet.

Mr. Franzen has been actively involved with all aspects of this Citywide initiative since it began in 1996. His experience will prove to be a valuable asset to the committee. □

NATIONAL CALENDAR

JULY

- 10-11 ICBO ES Evaluation Committee Meeting,
Los Angeles, CA
- 15-18 2002 National Workshop on State Building Energy
Codes, Des Moines, IA
- 21-25 Earthquake Engineering Research Institute "Seventh
National Conference on Earthquake Engineering,"
Boston, MA

AUGUST

- 23-25 International Association of Fire Chiefs/Fire Rescue
International 2002, Kansas City, MO

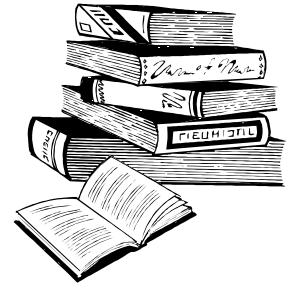
SEPTEMBER

- 22-26 IAPMO 73rd Annual Business and Education
Conference, Denver, CO
- 25-29 NAHB Fall Board of Directors Meeting
Anchorage, AK
- 29 - October 4 2002 Codes Forum/BOCA, ICBO and SBCCI
Annual Conference, Fort Worth, TX



CODE CHAT

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



IBC ALLOWABLE AREAS

Last time, we introduced the Kansas City Building and Rehabilitation Code and noted the giant leap forward for the development community afforded by this code package for rehabilitation projects. However, it is important to realize that the benefits of this code package extend far beyond rehabilitation projects, offering significant advantages to new buildings and additions, as well. One development-friendly aspect of the new code concerns maximum allowable building heights and areas of the *2000 International Building Code (IBC)*.

As compared to the *1991 Uniform Building Code (UBC)*, the *2000 International Building Code* generally permits greater allowable building heights and areas. This occurs for several reasons, related to the way the code was developed. As a consensus document between the three model code groups (ICBO, SBCCI and BOCA), the least restrictive basic allowable areas were taken from each of the existing codes. Further, area increases and requirements for unlimited area were also generated from provisions found in the existing codes, some of which were more generous than those found in the UBC. However, it is important to realize that, while allowable heights and areas may exceed those permitted under the UBC, other provisions reflect a tightening of the belt, such as certain exiting and fire protection provisions. Also, these provisions were reviewed at length by building safety experts and were determined to provide a high level of life safety. Finally, the benefits of automatic sprinkler protection were recognized as having been somewhat underrated in the UBC.

Getting down to specifics, what are some of the height and area differences between the 2000 IBC and the 1991 UBC? The first and most obvious difference is the way in which basic allowable height and area information is presented. Rather than two separate tables as in the UBC, the IBC includes all basic allowable heights and areas in one place, Table 503. Next comes the allowable height increases. IBC Section 504.2 permits an increase of one story and 20 feet (not to exceed 60 feet total height for Group R buildings) for buildings protected by an automatic sprinkler system, while the UBC only permitted the additional story, without an increase in height. Further, this section permits this increase when the sprinkler system is also used for an increase in allowable area, which was not permitted by the UBC. Of special note is IBC Section 503.1.2, which permits unlimited height and area for buildings housing low-hazard industrial processes that require large areas and unusual heights to accommodate specialized equipment, such as cranes or tanks.

Looking at area allowances, IBC Section 503.3 permits the basic areas enumerated in Table 503 to be multiplied by the number of stories up to a maximum of three stories, whereas the UBC only permitted the basic allowable areas of multi-story buildings to be doubled, regardless of the number of stories. On the negative side, IBC Section 506.2 limits the maximum area increase due to open yards (known as "frontage increase") to 75%, while the UBC permitted up to a 100% increase for open yards. For sprinklers, IBC Section 506.3 permits a 200% increase for multi-story buildings and a 300% increase for single-story buildings, which is the same increase that was permitted by the UBC.

(Continued on Page 4)

Code Chat (Continued from page 3)

Finally, the IBC differs from the UBC in several aspects regarding unlimited area buildings. First, IBC Table 503 permits unlimited area buildings (based solely on the type of construction) for both Types IA and IB buildings, whereas the UBC does not permit unlimited area for buildings of Type II-FR (equivalent to IBC Type IB) construction. Second, IBC Section 507.1 permits one-story, non-sprinklered, unlimited area buildings with 60 foot open yards for occupancy groups F-2 or S-2 (of any construction type), while the UBC only allowed this for Group B-4 occupancies (in which only non-combustible items could be stored) of construction types II, III or IV. For sprinklered buildings with 60 foot open yards, IBC Sections 507.2 and 507.3 permit unlimited area for one-story buildings of occupancy groups A-4, B, F, M or S and two-story buildings of groups B, F, M or S. This is roughly equivalent to the allowances of the UBC, with the exception that a one-story group A arena may be of any construction type and unlimited area under the IBC provisions. Finally, a major change for the IBC is the allowance of a reduction of the required open yard space for unlimited area buildings under Section 507.4, a concept that was not permitted under the UBC. This section permits a reduction of the required 60 foot open space to not less than 40 feet for a maximum of 75 percent of the perimeter of the building with the condition that the exterior walls and openings therein are protected with fire-assemblies having three-hour fire-protection ratings.

The IBC allows more freedom in design while maintaining a high level of life safety. For 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. Or you may obtain e-mail answers to code questions from gary_marker@kcmo.org. □

ORACLE CERTIFICATION

Lynn Gant, OCP, Manager of the Computer Services Branch, Department of Codes Administration, City of Kansas City, Missouri, recently fulfilled the requirements necessary to receive his Oracle certification in database administration.

Persons seeking to become an Oracle Certified DBA are required to pass five exams: Introduction to Oracle: SQL and PL/SQL, Database Administration, Backup and Recovery, Performance Tuning, and Network Administration.

An Oracle certification is currently one of the most sought after certifications in the Information Technology industry. Congratulations, Lynn, on obtaining the elite status of an Oracle Certified Professional. □



Mr. Gant proudly displays his certificate.



FISCAL YEAR 2002 ENDS WITH STRONG NUMBERS

The City of Kansas City, Missouri, ended its fiscal year on April 30, 2002. The numbers are in for FY 02, they have been evaluated and the results are as expected – DCA has had another very active year keeping up with high levels of construction and development-related activity. DCA Director **Barry Archer** had the following to say: “Even though the economy has been weak in many areas, our department remained very active throughout FY 01. Most of our numbers were up significantly. It is only through the hard work of our dedicated professionals that we were able to meet and exceed all of our goals on customer service. My DCA co-workers are truly remarkable and provide outstanding service.”



The following are some of DCA’s statistics for FY 02:

Permits: Although the total number of construction permits (18,900) actually decreased by 4.2% from the previous year’s total of 19,728 construction permits, the value of those permits went up dramatically. In FY 01 their value was \$593.4M and in FY 02 that value increased by 31.4% to \$779.7M! In addition, the Permits Division conducted 3,034 Quality Control Reviews – all within four working days!

Plans Review: Modest increases were felt in the numbers of plans being reviewed:

	FY 01	FY 02	% CHANGE
Number of One-and Two-Family Plans	2,481	2,626	+5.8%
Number of New Building and Addition Plans	244	251	+2.9%
Number of Tenant Finish and All Other Plans	2,681	2,868	+7.0%

Inspections: A total of 65,082 construction inspections were performed during the fiscal year. Of that number, 6,175 were for erosion control. The total number of two-hour inspections increased by 7.8% over the previous year’s total to 2,811 with the average response time being 73 minutes. “Wasted” inspection trips actually decreased from 660 to 627 for a 5.0% reduction. Our customers took advantage of the optional Third Party Inspections Program 46.1% more times than the previous year with a total of 5,325 inspections being performed under this program.

Investigations: Investigations felt a fairly large increase in workload over the previous year’s workload in all areas:

	FY 01	FY 02	% CHANGE
Number of New Complaints Received	1,449	1,526	+5.3%
Number of Cases Closed	1,665	1,855	+11.4%
Total Number of Investigative Inspections	4,780	5,315	+11.2%
Number of Sign and Demolition Inspections	1,967	2,597	+32.0%
Number of Elevator Inspections	2,661	3,305	+24.2%
Number of Elevator Certificates Issued	1,495	1,601	+7.1%

Contractor Licensing & Registration: During the fiscal year DCA went from a two year contractor license renewal cycle to a three cycle as a customer service initiative. Even with this efficiency measure increases were still experienced in many of the areas:

	FY 01	FY 02	% CHANGE
Supervisor Certificates Issued	1,257	1,419	+12.9%
Contractor Licenses Issued	482	504	+4.6%
Contractor Registrations Issued	44	64	+45.5%

Customer Satisfaction: Overall in the department, DCA received a total of 387 completed Customer Satisfaction Survey forms, which gave the department an average score of 9.35! DCA’s goal is to be above average or at 7.0 or above out of a maximum of 10.0. DCA has exceeded that goal for each of the past seven years!

Fiscal Responsibility: DCA was able to fund 100% of its budget through user fees for the seventh consecutive year.

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

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 request currently under consideration regards a gravel lot which the owner intends to use as a parking station. The lot does not comply with KCMO Code of Ordinances, Section 52-35 (a), which requires all parking stations to be surfaced with an all-weather, dustless material such as asphaltic or portland cement concrete. The applicant requests a three-month extension of time to pave the subject parking station for three months due to inclement weather. The concept of this request was determined to meet the intent of the code and was approved with the condition that the proposed parking station paving be completed within three months.

While the parking station surface did not meet the letter of the code, the applicant made clear that they intended to bring the lot into full compliance at the earliest possible date. Further, it is noted that no hazard to life-safety would be created by extending the deadline for compliance for this parking station. Be sure to watch future editions of the *Code Connection* for more informative and interesting tales from the CMR files. □

DCA STAFF CHANGES

Bethany Vorthmann and **Kambiz Zoraghchi** were promoted from Construction Code Inspector I’s in the Inspections Division to Graduate Engineers in the Plans Review Division.

Glenn Longworth was promoted from Construction Code Inspector II to Construction Code Inspector III in the Investigations Division.

Rod Leinen was promoted from Construction Code Inspector III in the Inspections Division to Development Specialist I in the Plans Management Branch of the Permits Division.

Chris Ross rejoined the Inspections Division as a Construction Code Inspector III.

Erica Torres joined the Business Services Division as a Customer Service Representative.

Kevin Lewis joined the Business Services Division as a Information Processor .

ELEVATOR SAFETY BOARD APPROVES DCA PROPOSAL

Great news! At the June 17, 2002, Missouri Elevator Safety Board meeting, the board unanimously approved DCA's May 1, 2002, written proposal for it to perform state elevator inspections at the same time it performs required City elevator inspections. Highlights of the agreement, which will go into effect on August 1, 2002, are as follows:



- DCA elevator inspectors will be certified as Missouri State Elevator Inspectors.
- DCA elevator inspectors will perform the required State elevator inspection at the same time they perform the required City elevator inspection at no additional cost to our customers. If an elevator re-inspection is desired for an identified violation of State regulations only – where there is full City elevator code compliance – a re-inspection fee will be charged.
- If State and/or City code violations are identified at the time of inspection, they will be clearly marked as to which code they pertain.
- DCA will not prosecute any violations of State elevator regulations and will assist our customers in the State process of applying for an elevator variance when needed.

This customer service initiative will save our customers money and the hassle of having to coordinate with authorized third party State elevator inspectors for the required annual State elevator inspection. □

DCA UPDATES INTERPRETATIONS FOR 2000 KCBRC CODE PACKAGE

As a service to our customers and as a result of a rather Herculean effort, DCA is pleased to announce that hundreds of previous DCA code interpretations were reviewed and eighty were reissued with new numbers to reflect the 2000 *Kansas City Building and Rehabilitation Code* (KCBRC) code package. While some interpretations were deemed no longer applicable and scrapped, research found that most remained pertinent and were therefore revised to accurately address new code requirements and language. These interpretations cover issues from the *International Building Code*, *International Mechanical Code*, *Uniform Plumbing Code*, *National Electrical Code*, *International Residential Code*, and Chapters 18, 28, 52 and 80 of the *KCMO Code of Ordinances*. All of these interpretations, as well as those addressing prior adopted codes, may be viewed on the DCA website at www.kcmo.org/codes. □

DCA PLANS REVIEW AVERAGE TURNAROUND TIMES

Four-Week Averages as of June 16, 2002

New Commercial Bldgs. & Additions	3.5 weeks
One- and Two-Family Dwellings	1 day/plan
All Other Projects	0.7 weeks/plan

DCA INTERPRETATIONS

#/CODE	QUESTION	ANSWER
CI2003-032 KCBRC Sec. 18-23	Can a permanent certificate of occupancy be issued for a shell building if there are unfinished tenant finish areas in the building?	Yes. Provided that all construction related to the shell building is complete, including all required fire-resistive construction, fire protection systems, emergency lighting, common egress systems, etc., then a permanent certificate may be issued. If certain non-critical items are deferred for completion with the tenant finish in unoccupied tenant areas, these areas of the building will be stipulated on the certificate as being excluded from approval for occupancy.
CI2003-033 2000 IBC Sec. 1005.3.4.1	May the steel framing for stairway support structure penetrate an exit enclosure wall?	No. IBC Section 1005.3.4.1 states that penetrations into and openings through an exit enclosure assembly are prohibited except for required exit doors, equipment and ductwork necessary for independent pressurization, sprinkler piping, standpipes and electrical conduit serving the exit enclosure and terminating at a steel box not exceeding 16 square inches.
CI2003-034 2000 IBC Table 601	Is the structural framing supporting a required exit stairway in a building which is of fire-resistive construction also required to be fire-resistive?	No. Neither IBC Section 602, nor Table 601 contain requirements which specifically address stairway structural framing. Since the structural framing for stairways is not permitted to penetrate the exit enclosure walls, the stair framing is assumed to be protected to the rating of the walls.
CI2003-035 2000UPC Sec. 715.1	UPC 715.1 does not specify any materials as allowable for use as sanitary sewer piping. What materials may be used?	Any material that is included in the UPC Chapter 14 list of referenced standards may be used for sanitary sewer piping if that use is in accordance with its listing. Any other alternate materials shall be proposed for use under the provisions of UPC 301.2. The same applies to materials used for storm sewer piping (UPC 1102.4). Note that by definition the building sewer begins two feet outside the building wall. Materials for drainage piping within the building shall be those identified in UPC 701.1.
CI2003-036 2000 IMC Sec. 602.2, 602.2.1	May a plenum be constructed of wood which is exposed to the interior of the plenum space?	No. IBC Section 602.2 states that plenums shall be constructed of materials permitted for the type of construction classification of the building. However, Section 602.2.1 states that materials exposed within plenums shall be noncombustible or shall have a flamespread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E 84. Thus, in a building where combustible construction is permitted, the interior surface of the plenum, and any materials exposed within the plenum shall meet the requirements of IMC Section 602.2.1.

DCA INTERPRETATIONS

#/CODE	QUESTION	ANSWER
CI2003-037 2000 UPC Sec. 609.10.1	Is it required that each air chamber have the means to be individually restored with air, and is an access door required to every air chamber?	No. This section requires that a means be provided to restore air in all air chambers, but not necessarily individually. Draining the entire water distribution system to restore the air to all air chambers is an acceptable method. Access to the means provided to restore air to the air chambers is required. Mechanical devices shall be installed in accordance with the manufacturer's instructions and their listing.
CI2003-038 2000 IRC Sec. P2903.6	This section only mentions the use of listed water hammer arrestors for the control of water hammer? May hard-piped air chambers still be used for this purpose?	Yes. DCA will still recognize hard-piped air chambers in lieu of listed air chambers. The air chambers shall be not less than 15" in length and not less in diameter than the supply line to the fixture served. They shall be located immediately adjacent to the fixture served, and shall be installed in the vertical position in a tee opening. (For projects built under the Uniform Plumbing Code, air chambers shall be sized per the UPC.) Listed air chambers shall be installed and located in accordance with the manufacturer's instructions. The instructions will dictate the maximum distance between the listed device and the fixture or fixtures served.
CI2003-039 2000 IBC Sec. 3402.2	May structural members in existing building be replaced with members of the same size and strength, even though the existing members may not meet current loading requirements?	Yes, except that replacement members of the structural frame shall be designed to meet current requirements. Also, when more than 25 percent of an assembly such as a floor or roof is being replaced, the elements of that assembly shall meet current requirements.
CI2003-340 2000 IBC Sec. Table 601, Footnote d., 705.6, Exceptions 2, 3, 4, 5, 6	If utilizing the provisions of IBC Table 601, Footnote d. to substitute an automatic sprinkler system for one-hour fire-resistive construction, can the one-hour fire-resistive roof-ceiling construction required by IBC 705.6, Exception 2, or Exception 6 be eliminated? Similarly, may sprinklers substituted for one-hour under this exception be substituted for noncombustible roof sheathing or fire-retardant-treated wood as required by IBC 705.6, Exceptions 3, 4, 5 and 6?	No. As the fire-retardant-treated wood roof sheathing, noncombustible roof sheathing or fire-resistive roof/ceiling assembly required by IBC 705.6, Exceptions 2, 3, 4, 5 and 6 is a required element of the area separation wall, it cannot be eliminated under the provisions of IBC 705.6.
CI2003-041 2000 UCBC Sec. 503.4.3, Exception	1997 UCBC, Section 503.4.3, Exception 1, states that vertical openings, other than stairways, need not be enclosed in buildings undergoing a change of occupancy if the entire building is provided with an approved automatic sprinkler system. Is a fire-resistive shaft enclosure required for a new shaft in a building undergoing a change of occupancy?	Yes. The referenced code section applies only to existing shafts.

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 513-1500 (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**