

Code Connection

The customer newsletter for the construction and development community.

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY

JULY 2005

Holiday Schedule:

Development Services offices will be closed on the following dates:

Monday, July 4, 2005

Independence Day

In this issue:

- ICC Committee Appointment
- Master Sewer Connection Approvals
- Mind Your "P's And V's"
- Code Chat
- Interpretations
- Associated Certified as Permit Technician
- From the CMR Files
- Residential Sidewalk and Drive Approach Permits
- Associate Passes Engineering Examination
- Staff Changes

ICC COMMITTEE APPOINTMENTS

City Planning & Development - Development Services is pleased to announce that **David Panek**, Permits Division, Plans Management Branch, has been appointed to the International Code Council (ICC) Referenced Standards Committee. David has previously served on the ICBO/ICC Performance Code Committee. The purpose of the Referenced Standards Committee is to review the use of referenced standards in the International Codes and determine where the codes can be improved through the addition, deletion or replacement of referenced standards, and to propose revisions to the code text.

David joins other CPD-DS associates in service to the code development process; including, **Greg Franzen**, Division Manager of Inspections, who is currently serving on the ICC Fire Safety Code Change Committee and **Gary Marker**, Division Manager of Plans Review, who is currently serving on the ICC Interpretation Committee for the International Fire Code, the International Urban Wild Land Interface Code and the International Performance Code.

NEW MASTER SEWER CONNECTION APPROVALS AVAILABLE STARTING JUNE 1, 2005!

Beginning in June, the Land Development Division began a new customer service initiative to help expedite sewer connection approvals. You may not have noticed a change, but during June over 93 different projects or plats were processed through the new process. Each received a "Master Sewer Connection Approval Letter" granting approval for connection to all services immediately upon receipt and acceptance of the as-constructed ("as-built") public sewer infrastructure records. The master letter was granted instead of issuing individual sewer connection "SEC2" approval permits in response to individual requests from plumbers on a lot by lot basis. Plans Review staff issue a master letter at the same time the as-built plans review is completed. By issuing one letter for the plat or project phase, plumbers and applicants no longer have to wait for a separate review of their individual request. This initiative may in some instances save applicants two to three weeks waiting time for their permits.

(Continued on page 2)

CODE CONNECTION JULY 2005



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

MIND YOUR "P's AND V's" (PHASE AND VOLTAGE) WHEN SIZING ELECTRICAL CONDUCTORS

Depending on the scope of the project, the electrical contractor or engineer will be responsible to properly size the electrical conductors to be used. In recognizing the lighter loading conditions normally found in dwelling units, 2002 *National Electrical Code* (NEC) Table 310.15 (B) (6) provides a simplified method for the sizing of conductors serving a single dwelling unit which may result in smaller allowable conductor sizes. If utilizing the simplified table for the supply conductors for a single dwelling unit, it is important that you know your "P's and V's" (phase and voltage).

The simplified method described in Section 310.15(B)(6) of the NEC may be used to size either the service conductors or the main power feeders serving a single dwelling unit; however, it is not applicable in all cases and may only be used if all of the stated conditions are met. (Note: The 'main power feeder' is defined by this section to be the feeder between the main disconnect and lighting and appliance branch circuit panelboard in a dwelling unit.) NEC Section 310.15(B)(6) applies only to 120/240 volt, 3 wire, single-phase systems. It is not applicable, for example, where a 120/208 volt, 3 phase system is used. In that case, the standard ampacity tables shall be used. Three phase power sources might be found to serve a residential project located in a commercial portion of the City.

Similar provisions are also found in 2003 *International Residential Code* (IRC) Table E3503.1 which provides the same criteria for the sizing of service and main feeder conductors. All provisions of the IRC are limited to 120/240 volt, single-phase installations (IRC E3502.4) and any other systems shall be installed per the NEC.

While the codes do make provisions for special situations, when sizing service conductors and feeders, be certain that you meet all of the conditions specified. If you have any questions, you may call our Code Question Line at (816) 513-1511.

MASTER SEWER APPROVALS (Continued from page 1)

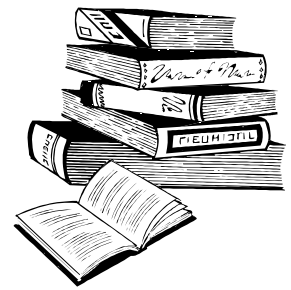
We believe this to be a substantial improvement as it significantly speeds up the approval process from weeks to days or hours, while also significantly reducing resources spent preparing the individual request. Master letters are issued in hard copy or Adobe (pdf) format to applicants who submit as-built plans for approval. Additionally, master letters may be printed from KivaNet's SEC9 "AS-BUILT REQUEST LETTER/APPROVAL" process permit anytime after they are issued (See Activities Section of KivaNet Permit Summary in the ASBUILTS ASSIGNED, REVIEW FOR APPROVAL activity and the activity action SEWER CONNECTION APPROVAL ACTION). The text found in KivaNet is the "ALLCONNECT/SEWER CONNECTION APPROVAL LTR" or master letter, including when it was issued and the user id of the reviewer.

(Continued on page 6)



CODE CHAT

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



INTRODUCING.. THE 2003 INTERNATIONAL EXISTING BUILDING CODE

The recently adopted Kansas City Building and Rehabilitation Code (KCBRC) has many similarities with the previous document. However, in the interest of keeping up with the state of technology and the latest code concepts, the *2003 International Existing Building Code* (IEBC) was adopted to regulate proposed construction in existing buildings. Projects are not required to comply with this code, but are permitted to employ it where desired. Projects involving existing buildings may also be designed solely in accordance with the provisions of the *2003 International Building Code*. While the IEBC contains some similar concepts with the previously adopted *Uniform Code for Building Conservation* the overall layout and approach has some major differences. It is the intent of this article to introduce the reader to the format of the 2003 IEBC.

The IEBC contains 14 chapters, plus appendices and an index. Chapters 1 and 2 contain administrative provisions and definitions, respectively, as is the case in all other I-Codes. Chapter 3, "Classification of Work" is really another chapter of expanded definitions and is the basis for determining which specific chapters elsewhere in the book apply to a given project. Generally, this chapter classifies projects by the type and amount of work proposed, including the categories of repairs, alterations, changes of occupancy, and historic and relocated buildings.

IEBC Chapters 4 through 11 deal individually with the requirements for repairs, alterations, changes of occupancy, and historic and relocated buildings, respectively. Each of these chapters, in turn, enumerates specific requirements and allowances for the indicated scope of work as they apply to special uses, building elements and materials, fire protection, means of egress, accessibility, structural, electrical, mechanical and plumbing. Generally, the requirements set forth in each of these chapters include and build upon those of the previous chapters.

IEBC Chapter 12 contains alternate methods of determining compliance with the intent of the IEBC requirements set forth in IEBC Chapters 4 through 11 for existing buildings that were constructed prior to 1878, which was the year of adoption of the first Kansas City Building Code. These methods include calculations and a score sheet allowing the designer to arrive at an overall rating which determines the acceptability of the existing building, accounting for any improvements to life safety that may have been added.

Chapter 13 of the IEBC, which addresses construction safeguards, has been deleted since these requirements are covered in the *2003 International Building Code* as amended by the KCBRC. Chapter 14 enumerates all standards referenced in the IEBC, cross-referenced to the code section to which they apply.

IEBC Appendix A addresses seismic retrofits and Appendix B covers accessibility for the disabled. Finally, Resource A provides information regarding the fire-resistive qualities of archaic building materials. This section would prove extremely helpful in determining a fire-resistive rating where the construction does not match a tested assembly.

In recommending the 2003 International Existing Building Code for adoption, CPD-DS recognized the need for code flexibility when dealing with existing buildings while maintaining a high level of life safety in design solutions. For questions regarding this subject or any other code requirements, feel free to call the 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.

INTERPRETATIONS

#/CODE

QUESTION

CI2005-018

Does the term “frontage” as used in section 80-220 of the Zoning Ordinance apply to property that has a side or rear yard adjacent to a street?

Chapter 80

ANSWER

Secs. 80-220(c)(1)a, 80-220(c)(1)n, and 80-220(e)1d

Yes, for the purposes of section 80-220 of the Zoning Ordinance, a property has “frontage” along any street that is adjacent to any of its property lines. Therefore, a corner lot is deemed to have frontage along the street adjacent to the front yard and along the street adjacent to the side yard. Two adjoining properties bordering the same street are considered to share frontage on that street.

This is the application of the term “frontage” as it is used in sections 80-220(c)(1)a., 80-220(c)(1)n. and 80-220(e)(1)d.

The term “frontage” should not be confused with the term “front yard” for purposes of section 80-220.

QUESTION

CI2005-019

1. IBC Section 3104.3 states that pedestrian walkways shall be of noncombustible construction unless connecting buildings of combustible construction. If connecting a building of combustible construction to a building of noncombustible construction, may the pedestrian walkway be of combustible construction?

**2003 IBC
Secs. 603, 3104.3**

2. May pedestrian walkways connecting buildings of Type I or Type II construction employ the provisions of Section 603 that permit the use of limited amounts of combustible materials in otherwise noncombustible construction?

ANSWER

1. No. The construction of the pedestrian walkway shall be determined by the most restrictive construction type of the buildings involved.

2. Yes. It is the intent of IBC Section 3104.3 that pedestrian walkways be constructed of materials consistent with those required or permitted in the connected buildings.

ROD LEINEN IS CERTIFIED AS A PERMIT TECHNICIAN BY ICC

On May 20, 2005, **Rod Leinen**, Projects Coordinator, in the Plans Management Branch, was notified by the International Code Council (ICC) that he had successfully completed the written examination to become certified as a “Permit Technician.” The examination covers the four areas of General Administration, Legal Aspects, Plans and Documents, and Zoning and Site Development. The ICC describes a Permit Technician as:

A person documented by authority to have certain knowledge of building codes; zoning codes; permit process; legal aspects; customer service; and standards/process of construction and development.

Rod joins CPD-DS associates **Sy Noorbakhsh**, **Rick Usher** and **David Panek** as a Certified Permit Technician.

Congratulations, Rod! We are proud that you are among the select few who have received this certification nationwide.

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

ENGINEERED CLOTHES DRYER EXHAUST SYSTEM

**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, 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 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**.

The subject of this request is a proposed, 4-story, Group R-2 apartment building. The apartments in this building will be provided with laundry facilities. However, due to placement in the building, the length of run for the clothes dryer exhausts will exceed that which is permitted by *International Mechanical Code* Section 504.6.1. Therefore, the applicant proposes to install an engineered clothes dryer exhaust system consisting of an updraft fan on a common vertical shaft. This request was determined to meet the intent of the code and was, therefore, approved on condition that the shaft be provided with sprinkler protection as required by NFPA 13, Section 5-13.2, for combustible shafts.

This approval recognized that the intent of the code is to permit the use of engineered solutions to design problems while also addressing the issue of combustible material, in the form of lint, likely to be present in a clothes dryer exhaust shaft. Be sure to watch future editions of the *Code Connection* for more informative and interesting tales from the CMR files.

RESIDENTIAL SIDEWALK AND DRIVE APPROACH PERMITS – SIMPLIFIED

In response to requests from our customers, City Planning & Development - Development Services (CPD-DS) has initiated procedural changes to simplify the issuance of residential sidewalk and drive approach permits. Historically, residential sidewalk and drive approach permits have been included with residential building permits on improved streets issued by the Permits Services Branch. Public sidewalk and drive approach permits on unimproved streets, however, involved two departments and a different set of requirements. With the consolidation of the Public Works Engineering – Development Services into City Planning & Development – Developments Services (formerly Department of Codes Administration), the opportunity to simplify the process presented itself, and CPD-DS is now making the permit for construction of the public sidewalk and drive approach on unimproved streets available with residential building permit, as well.

In order to obtain this public sidewalk and drive approach permit, please include the size of the drainage culvert to be installed with the drive approach, the total drainage area to culvert and percent impervious area within the drainage area. See Public Works Standard Drawing No. D – US – Driveways Unimproved Streets for construction standards and/or consult with Information Technology Department, Strategy & Planning - GIS Division (513-3731)-for ortho maps with contours to assist in providing the information.

The plans review related to this permit will be completed at the same time CPD-DS staff are reviewing the site plan for zoning compliance. As with our current requirements, a certificate of insurance is required for permitting work within the public right of way. Contact CPD-DS Contractor Licensing Branch at 816-513-1500 for information on required insurance coverage.

MASTER SEWER APPROVALS (Continued from page 2)

Example:

The following Project/Plat is authorized to make all sanitary sewer connections to the service lines referenced on the as-built sewer plans.

PROJECT/PLAT NAME: NORTHVIEW THIRD PLAT, KCMO FILE NO. 2003-202

This letter is intended to serve as the master connection permit for all sewer connections associated with the above named plat or project (only), and may be used by the Developer, or his designee, including the Design Engineer, Builder, or Plumber to authorize connection to any and all individual sewer service lines shown on the plans on file with the City for this plat or project. This letter replaces all individual sewer connection permits on the project and shall also serve as formal notification to other Departments or City Agencies that rely on the individual sewer connection permit as the proof of the issuance of a connection permit.

This letter does not authorize individual service connection taps to new or existing sewer lines involving work within the public right-of-way or easement. Separate sewer connection tap permits may be obtained from City Planning & Development, Land Development Division 5th Floor, City Hall (513-2556). Associated traffic control and excavation permits may be obtained from Public Works Department on the 5th Floor, City Hall (513-2678).

This change to a master connection permit is a new customer service initiative by City Planning and Development - Development Services and is intended to streamline the issuance of sewer connection permits. If you have any questions about this or any other procedure within the Development Services, please feel free to call the Land Development permit counter 513-2556, or the Land Development Division Manager, Dion Waldon at 513-2604. If you have questions regarding location of sewer services on the property line, please see the sewer as-built records on file in our Land Development Office and/or see SEC9 KivaNet permit summary Professional/Contractors section Engineer of Record contact information to request copies of the as-builts records directly from the Design Engineer.

The master letter may be given to anyone associated with the project, including the builder and plumber, for their use in requesting inspections of the physical connection to the sewer service in the field from Water Services.

This new process does not eliminate the required individual sewer connection approval permit SEC2 for new taps to mains. The procedure for requesting permits for new taps will remain unchanged. However, in a separate initiative by Land Development to streamline processes, it was determined that most of these requests are the result of Building Permit Applications through the Permits Division, Plans Management Branch. Therefore, Land Development is now preparing these permits during the building plans review process in order to minimize the required data entry necessary to issue the permit for a new sewer tap when the contractor arrives to pick it up. Reviewer comments will contain the required permit type and temporary number in their review comments to aid the applicant in requesting the permits at that time. This should help ensure that all required minor infrastructure permits (SEC1 MISCELLANEOUS STREET CONSTRUCTION, SEC2 SEWER CONNECTION, and SEC8 LAND DISTURBANCE PERMIT) from Land Development are issued and make the process of issuance more efficient and much less time consuming for our customers. If you have additional questions about these initiatives, please contact Dion Waldon, Land Development Division Manager at 816-513-2604.

CPD-DS ASSOCIATE PASSES FUNDAMENTALS OF ENGINEERING EXAMINATION

City Planning & Development - Development Services is pleased to announce that **Jeff Lee**, C.B.O., Development Specialist I, in the One- and Two-Family Plans Review Branch, passed the state of Missouri Fundamentals of Engineering Examination on April 16, 2005. This will allow Mr. Lee to become an Engineer in Training after December 2005, at which time he will have received the degree of Bachelor of Science in Civil Engineering from the University of Missouri, Kansas City. Jeff plans to continue his work with CPD-DS for the duration of his EIT. Mr. Lee has been a Plans Examiner with the One- and Two-Family Plans Review Branch since July 2002.

MACHINE ROOMLESS ELEVATORS

Machine roomless elevators are the latest innovation in the elevator industry and the advent of this product is creating a buzz in the industry. As the name suggests, a machine roomless elevator does not have a machine room wherein all elevator equipment is located. Instead, all elevator equipment is located in the top of the hoistway in a machine roomless elevator system and is accessed from the top of the elevator car. Most of the major elevator equipment manufactures - such as Otis, Schindler and Thyssenkrump, to name a few - have developed a machine roomless elevator product. We have begun seeing some of this equipment in the state of Missouri and in Kansas City. As is usually the case, innovation of new products generally occurs prior to the introduction of regulations governing the use or installation of such product. Elevators are no exception. At this point in time the code adopted by Kansas City and the state of Missouri does not address or allow the installation of machine roomless elevators.

While machine roomless elevators are not specifically acknowledged in the code, Section 2 of A17.1 – 1996 permits any Authority Having Jurisdiction that has adopted A17.1 to allow the use of alternative arrangements of system technology, methods, or devices not prescribed by the code but which assure the safety equivalent. It states that “the specific requirements of this Code may be modified by the authority having jurisdiction based upon technical documentation or physical performance verification to allow alternative arrangements that will assure safety equivalent to that which would be provided by conformance to the corresponding requirements of this Code.” Kansas City currently is allowing the installation of machine roomless elevators on a case by case bases through the Code Modification Request (CMR) program. The requestor of a CMR must provide the supporting documentation to show the installation meets the intent of the provision referenced above. Please refer to **Information Bulletin 101** for further information on the CMR process.

Machine roomless elevators are probably here to stay and are likely to be recognized by ASME in a future publication of A17.1. Until that time, however, City Planning & Development - Development Services will continue to evaluate and approve the installation of such new innovations when equivalent safety is adequately documented.

CPD-DS STAFF CHANGES

Donald N. Booth, P.E., CBO, Assistant Director, was appointed Building Official.

Delores Owens was promoted from Customer Service Representative to Customer Service Specialist in the Business Services Division

Lois Gartman joined the Business Services Division as an Administrative Officer.

John Goodwin joined the Land Development Division as an Engineering Technician II.

Marjorie Moore retired on June 30,2005.

Justin Burton, Wendy Eiss, Lynn Gant, Courtney May and **Dominic Santos** left CPD-DS to pursue other opportunities.

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

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**