

# Code Connection

The newsletter for the construction and development community

CITY OF FOUNTAINS  
HEART OF THE NATION



KANSAS CITY

July 2006

## Holiday Schedule:

City Planning & Development offices  
will be closed on the following dates:

**Monday, May 29, 2006**

Memorial Day

**Tuesday, July 4, 2006**

Independence Day

## In this issue:

- State Elevator Safety Code
- Storm Sewer Permit
- Code Chat
- From the CMR Files
- APWA Standards
- Final Plat Application Form

## ***NEW STATE ELEVATOR SAFETY CODE COMING SOON***

**T**he Elevator Safety Board of Missouri is about to finish its review of ASME A17.1-2004 Safety Code for Elevator and Escalators and supplement in preparation for recommending an updated elevator safety code for Missouri. The Board has been reviewing the latest edition of the code for several months now and is nearing the completion of the process. The new codes have many changes and updates that will impact the safety of elevator equipment in buildings throughout the state of Missouri.

In addition to code requirements for new installations, the latest edition of the code also includes several provisions that will affect existing elevators and escalators in a manner that may result in significant alteration to existing equipment. Section 8.6 - Maintenance, Repair, and Replacement has been revised to include Section 8.6.5.8 - Safety Bulkhead and Section 8.6.8.3 - Step/Skirt Performance Index.

Section 8.6.5.8 - Safety Bulkhead requires hydraulic cylinders installed below ground to conform to either Section 3.18.3.4 - Safety Bulkhead (for new installation) or the elevator shall conform to (a) or (b) below

- (a) the elevator shall be provided with car safeties conforming to 3.17.1 and guide rails, guide-rail supports, and fastenings conforming to 3.23.1; or
- (b) the elevator shall be provided with a plunger gripper conforming to 3.17.3.

Sections 8.6.8.3.1, 8.6.8.3.2 and 8.6.8.3.3 outline specific requirements for escalator step/ skirt performance and include new requirements.

The Board has agreed on recommendations for most of the major issues considered. At the last meeting, the Board was considering adopting the latest edition of the code without any amendments. Anyone interested in providing input into this process is encouraged to attend a board meeting and make their concerns known. In lieu of attending a board meeting, comments may be submitted to Larry Watson, Deputy Chief of Elevator Inspections by e-mail at [firesafe@dfs.state.mo.gov](mailto:firesafe@dfs.state.mo.gov) or at the following mailing address:

Elevator Safety Board  
c/o Larry Watson, Deputy Chief  
P.O. Box 844  
Jefferson City, MO 65102-0844

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## **PERMITS REQUIRED WHEN USING A PROPOSED PERMANENT STORMWATER DETENTION BASIN AS A TEMPORARY SEDIMENT BASIN**

The City Planning and Development Department - Land Development Division has become aware through improved communication between inspection and review staff that permanent storm sewer improvements, namely detention basins, are being built under an SEC8 Land Disturbance Permit without issuance of an appropriate SEC4 Storm Sewer Permit. This is occurring when the Land Disturbance, Erosion & Sediment Control Plan proposes the dual use of a permanent detention basin for use as a temporary sediment basin Best Management Practice (BMP).

Currently on several projects, when a permanent, public detention basin is proposed for stormwater control, that same facility is also intended to initially and temporarily serve as a sediment basin during the land disturbance phase. What is being overlooked when the facility is permitted in conjunction with public street and private lot grading and/or infrastructure construction (via a SEC8 Land Disturbance and SEC5 Grading Permit) is the issuance of an SEC4 Storm Sewer Permit for the permanent grading of the detention basin, its embankment, and the storm sewer outfall piping which are all components of the permanent storm sewer system. It is also common for many grading contractors to perform the detention basin embankment grading, which creates the need for an SEC5 Public Grading Permit (for the basin embankment with a 3-year warranty bond) to be issued in addition to the SEC4 Permit for the detention basin outfall pipe, structures and appurtenances. Issuance of these separate permits in advance of final engineering design can be problematic if the permanent outfall pipe is not properly designed and is not constructed under the appropriate permit.

To clarify, the procedure for submittals that propose the detention basin/silt basin approach will be as follows. At a minimum, the basin's storm sewer outfall system, as described in the storm drainage study submitted with the Land Disturbance Plans, must be specified and detailed in the Land Disturbance Plans. This will assure that the outfall system is properly designed, reviewed, permitted, bonded and inspected with the construction of the permanent basin. It is recommended that the entire storm sewer system, both inflow and outflow structures, be submitted with the Land Disturbance Plans for permitting. Plans for the entire storm sewer system may be incorporated into the Land Disturbance plans, or they may be a separate set of Storm Sewer Improvement Plans. This will provide for issuance of a storm sewer permit prior to construction of the basin's embankment and permanent outfall piping when the SEC8 Site Disturbance Permit is issued. This allows for the design strategy whereby the detention basin is used as a silt basin. Bonding and "as-built" requirements will remain in effect on both separate SEC4 permits. Please bear in mind that the SEC8 only allows for the installation of those appurtenances that convert the permanent detention basin into a temporary sediment basin (i.e. elbow/perforated riser pipe, gravel, etc.). The alternative to this approach is to build a sediment

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# CODE CHAT

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

## PILED UP



2003 IBC Section 413 addresses combustible storage and Section 413.1 contains the rather innocuous statement “High-piled stock or rack storage in any occupancy group shall comply with the *International Fire Code*.” This single sentence adopts all of the provisions of the 2003 International Fire Code regarding high-piled combustible storage by reference which is necessary because this topic is not otherwise addressed in the IBC. The basic IFC requirements for high-piled combustible storage are enumerated in Chapter 23, with further references to IFC Chapters 28 (for aerosols), 34 (for combustible liquids), 27 (for hazardous materials), 29 (for combustible fibers), 3 (for miscellaneous combustible material) and NFPA 231C (for combustible paper records). It is also important to note that both the IBC and IFC refer freely back and forth on this topic, therefore, cross-referencing is critical to picking up all requirements.

### Construction Documents

IFC Section 2301 enumerates the requirements for the documentation of high-piled combustible storage areas within buildings, including floor plans, storage height, commodity classification, etc. This information, required as part of the project submittal, forms the framework of the review/approval process for projects containing high-piled combustible storage.

### Definitions

IFC Section 2302 contains the definitions critical to design, review and construction of occupancies containing high-piled combustible storage. This section defines such storage as “Storage of combustible materials in closely packed piles or combustible materials on pallets, in racks or on shelves where the top of storage is greater than 12 feet in height. When required by the fire code official, high-piled combustible storage also includes certain high-hazard commodities, such as rubber tires, Group A plastics, flammable liquids, idle pallets and similar commodities where the top of storage is greater than 6 feet in height.”

### Commodity Classification

Determination of specific requirements, such as fire protection, fire detection, smoke removal, draft curtains, etc., is based on the areas of high-piled combustible storage and the commodity types to be stored therein. Classifications for the various commodity types are described in IFC Section 2303 based on the combustibility of the materials. IFC Section 2304 requires that each high-piled combustible storage area be specifically designed and designated for the type of commodity housed, and such designation shall be based on the highest hazard commodity class to be stored within the area.

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

## ***FIRE DOORS***

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

**T**he KCMO Code of Ordinances Section 18-6 states that “The details and actions of granting modifications (to code requirements) shall be recorded and entered in the files of Development Services.” Doing so permits one to rationalize any apparent code discrepancies by investigating the files for the building in question. In order to facilitate this, CPD-DS employs the Code Modification Request process wherein the applicant submits a form stating the location of the property, the applicant name and the proposed code alternate. Once this form is submitted along with the required application fee, the request is reviewed and either approved, conditionally approved or denied. The Code Modification Request process is outlined in CPD-DS Information Bulletin Number 101 (available on the web at [www.kcmo.org](http://www.kcmo.org)). In case you were wondering what makes a “good” Code Modification Request, here is another installment in a series of articles to attempt to answer that question by presenting actual case histories of CMR’s which have been APPROVED by CPD-DS.

The subject of this request is an existing, 12 story, Type 1-A, Group R-2/B/S-2, high rise apartment building with an adjacent, two-level Group S-2 parking structure. The scope of the project includes minor renovation of the existing apartment building and the construction of a new exit enclosure extension on the ground floor level where none previously existed. The construction of the new exit enclosure extension involves the use of some existing, two-hour fire-resistive masonry walls. However, some new 1 ½ hour doors will need to be installed in these walls, and the applicant requests permission to install these doors in existing steel frames that are solidly grouted into the walls. The applicant notes that the existing frames are the same gauge as that used in 1 ½ hour fire assemblies and that this new exit enclosure extension is an improvement to the existing situation. Staff believed this request met the intent of the code, and it was approved for the reasons given.

This approval recognized that the intent of the code is to provide listed and labeled fire assemblies in the location specified. While the assemblies in question were not listed and labeled, they were shown to be of similar material and, given that this was a voluntary improvement to an existing, nonconforming situation, the alternate was found to provide the intended level of protection. Be sure to watch future editions of the *Code Connection* for more informative and interesting tales from the CMR files.

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## ***APWA STANDARDS TO BE ADOPTED***

It is anticipated that Kansas City will soon adopt APWA Standards 2100, 5100, 5600, and the BMP manual, with an effective date of August 1. The Director of Public Works has signed the Resolution and is holding the document for publication until August 1. We anticipate that the adoption will also include the Applicability and Implementation Document and a KCMO 5600 Supplement. For more information on the adoption, contact the Chair of the Standards Committee, Greg Rokos, at 513-8719

The new APWA documents may be viewed at:

<http://www.kcapwa.net/docs/specs/APWA2100.pdf>  
<http://www.kcapwa.net/docs/specs/APWA5100.pdf>  
<http://www.kcapwa.net/docs/specs/APWA5600.pdf>  
<http://www.kcapwa.net/docs/specs/APWA5600BMP.pdf>

## **Housekeeping and Maintenance**

IFC Section 2305 contains specific requirements regarding maintenance of areas housing high-piled combustible storage. These provisions are enforced by the Fire Inspectors during their periodic inspections process.

## **General Fire Protection and Life Safety Features**

IFC Section 2306 enumerates the required fire protection and life safety features for high-piled combustible storage areas based on their size and commodity type through Table 2306.2. This table lays out the requirements for automatic fire extinguishing systems, fire detection systems, building access, smoke and heat removal, draft curtains and maximum pile dimensions and storage height and volume. The remainder of Section 2306 describes specifics of the aforementioned systems, as well as aisle dimensions and fire extinguisher requirements.

## **Solid-Piled, Shelf, Rack, Automated and Specialty Storage**

The remainder of IFC Chapter 23, Sections 2307, 2308, 2309 and 2310, respectively, address specific types of high-piled storage, including solid piled and shelf, racks, automated and specialty storage. IFC Table 2308.3 describes required flue spaces for various types of rack storage and each of the specific sections refers to the appropriate standard for design of the automatic fire extinguishing system, where required.

While the housing of high-piled combustible storage occupancies can pose serious concerns, the adopted International Codes contain provisions to limit the hazards to life and property. For questions regarding this subject or any other code requirements, feel free to call the City Planning & Development – Development Services Code Question Hotline at (816) 513-1511, where a helpful associate stands ready to provide assistance in applying code interpretations to individual situations, or you may obtain e-mail answers to code questions from [gary\\_marker@kcmo.org](mailto:gary_marker@kcmo.org)

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## **STORM SEWER PERMIT** *(Continued from page 2)*

basin under the SEC8 permit, remove it, stockpile the dirt, then build the permanent basin using the stockpiled dirt after the SEC4 permit has been issued.

If the outfall piping only is submitted in the Land Disturbance Plans, that information need not be duplicated in the subsequent submittal of the remainder of the storm sewer system plans. The new plan set name, “Land Disturbance, Site Grading and Detention Basin Plans,” will be used for issuance of both the SEC4 and SEC8 permits, and as necessary, the SEC5 Detention Basin Embankment Grading. A second SEC4 permit will be issued for the remainder of the storm sewer system upon successful review for compliance of the remaining storm sewer improvement plans. If the entire storm sewer system is submitted at the same time as the Land Disturbance plans, a separate set of “Storm Sewer Improvement Plans” is required, but the system must be shown and referenced on the “Land Disturbance and Site Grading Plans.” In this case, a single SEC4 permit for the entire storm sewer system will be issued simultaneously with the SEC8 Land Disturbance Permit (with SEC5 issued as necessary depending on contractual breakdown of the basin work scope). This clarification is to ensure that proper permitting occurs prior to construction of the public infrastructure.

## *New Final Plat Application Form Effective July 1, 2006*

The final plat application process has been streamlined to include only the information required for final plat ordinance introduction by the City Council. This has been done in order to provide a greater level of customer service to the development community by eliminating some of the uncertainty of when a final plat ordinance will be introduced.

The new final plat application form, as mentioned in the March 2006 *Code Connection*, was effective July 1, 2006. Applications submitted to the City Plan Commission for a final plat must now be made on the revised forms available on the 15<sup>th</sup> floor of City Hall and on the KCMO web page at:

<http://www.kcmo.org/planning.nsf/devmgt/dvmappli?opendocument>

The new application form has incorporated the following changes:

1) Modified Section 2 to separate the “Agent,” “Applicant,” “Owner,” and “Surveyor” contact information, and to identify an Agent acting on the Applicant’s or Owner’s behalf.

2) Modified Section 3 to include the Controlling Ordinance Number and added a footnote clarifying how the City can assist in obtaining the County’s Assessor Parcel Number (APN) information to use in filling in the application form. Applicants sometime acquire this information directly from the County Assessor’s Office. We have suggested using KivaNet to look up the information.

3) Modified Section 6 to request 18 copies of the final plat separated from the required 20 copies, and to request a copy of the approved Street Name Sign Plan be submitted at the time of application, if applicable, per the controlling ordinance.

4) Modified Section 7 to eliminate the following requirements:

a. Three (3) Original signed copies of the private covenants, conditions and restrictions;

b. Release of any dedicated rights-of-way from and subordination of any deeds of trust to any building lines and easements shown on the plat;

c. Subordination of any existing utility easements where in conflict with proposed rights-of-way;

d. Apportionment of special assessments on land to be dedicated to public right-of-way;

(Note: Items (a) through (d) will be required prior to issuance of a clearance memo that allows the plat to be recorded. The standard final plat ordinance language will be amended to reflect appropriate “subject to” clauses, which will allow the Council to approve the final plat ordinance subject to receiving the required supplemental information prior to releasing the final plat for recording.)

and added the following:

e. A copy of the application form in the separate envelope;

f. Two (2) Copies of the final plat drawing in the separate envelope;

g. Information on the Park Board resolution number, if applicable.

A table has been developed to further illustrate the information required in Sections 6 and 7 and how the information must be separated in the application packet.

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**FINAL PLAT APPLICATION (Continued from page 6)**

<b>Document</b>	<b>Section 6 Required Submittals</b>	<b>Section 7 Required Supplementary Documents (in a separate envelope)</b>	<b>Total Copies</b>
Application	3	1	<b>4</b>
Plat	18	2	<b>20</b>
Street Name Plan	1		<b>1</b>
8 1/2 x 11 Transparency	1	1	<b>2</b>
Application Fee	1		<b>1</b>
Ownership Certificate - current within 14 days of cut-off date		1	<b>1</b>
Digital File of Plat in DWG Format on a CD		1	<b>1</b>
Easement Release Documentation		1	<b>1</b>
Park Board Resolution Number		1	<b>1</b>
Copies of Draft Non-Standard Agreements		2	<b>2</b>
Draft Copies of Additional Items Required by the Controlling Ordinance		2	<b>2</b>

Beginning July 13, 2006, a member of the City Planning and Development Department staff will review all final plat application packets and must deem them “COMPLETE” before the application will be accepted and docketed for a hearing before the City Plan Commission. Applicants that submit final plat applications for the July 26, 2006, cut off date, and subsequent cut off dates, will be notified by e-mail and/or fax within two business days regarding the status of their application. Applications that are deemed complete by the posted cut-off date and time for non-advertised matters will be docketed for the City Plan Commission (CPC) hearing as posted. A final plat ordinance request can be made 10 days after a recommendation of approval by the CPC.

Incomplete applications or those received after the posted cut-off date for non-advertised matters will be scheduled for the next applicable CPC docket after the application has been deemed complete. Applicants are advised to submit their applications at least five working days in advance of the cut-off date to allow time for the initial staff review, correction of any deficiencies, and subsequent review of the additional submittal information.

Incomplete applications will be held for a period of up to two weeks until the applicant submits all required information and documentation. All of the information required to address completeness deficiencies must be contained in a single resubmittal package. After two weeks, the incomplete application packets will be discarded.

No longer will an applicant be required to wait three weeks after submitting their final plat application packet to find out if they are missing items that would prevent the final ordinance from being introduced by the City Council. A greater emphasis can now be placed on completion of the construction plans and the other items required for clearance to record the final plat documents.

Feel free to contact Travis Kiefer at 513-2509 if you have additional questions about the new final plat application process.

# 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 on the Internet at [www.kcmo.org](http://www.kcmo.org)

## 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**