

Code Connection

The customer newsletter for the construction and development community

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

MARCH 2000

KCMO CODE UPDATE PROCESS UNDER WAY

The Department of Codes Administration has begun the process of updating Kansas City's out-of-date building code. To assist DCA in its task, a committee, called the 2000 KCBC Update Committee, has been formed comprised of representatives from 13 different groups related to construction, development and consumers. Those groups represented are:

- Developers
- Building Owners
- General Contractors
- Plumbing Contractors
- Mechanical Contractors
- Electrical Contractors
- Fire Sprinkler Contractors
- Home Builders
- Architects
- Professional Engineers
- Building Code Consultants
- Trades Council
- Consumers

HOLIDAY SCHEDULE:

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

Monday, May 29, 2000
Memorial Day

Tuesday, July 4, 2000
Independence Day

IN THIS ISSUE:

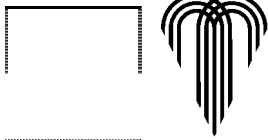
- KCMO Code Update Process
- NEC Transformer Protection Requirements
- Code Chat
- DCA Staff Changes
- National Calendar of Events
- DCA Interpretations
- ICC Code Development Hearings
- In The Zone
- Plans Review Turnaround Times

This committee is charged with reviewing and revising, as needed, the proposed adopting ordinance, and recommending to the City Operations Committee an updated, consensus code package for the City. The first committee meeting is tentatively scheduled for April 20, and subsequent meetings will be held every two weeks thereafter until the process is complete.

In the past, Kansas City has adopted the Uniform Building Code, included in the family of codes promulgated by International Conference of Building Officials (ICBO). Staff is currently putting the finishing touches on the first draft of the adopting ordinance that will propose the adoption of the family of codes promulgated by the International Code Council (ICC). Also proposed will be the adoption of ICBO's *Uniform Code for Building Conservation* that may be used for a rehabilitation code, the 1999 *National Electrical Code*, and updated elevator codes.

(Continued on page 3)

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MARCH 2000**



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NEC TRANSFORMER PROTECTION REQUIREMENTS

The *National Electrical Code* (NEC), Article 450, Part B, details the protection requirements for various types of transformers. In general, oil-filled transformers shall be located within a fire-resistive vault. This requirement is intended to provide passive fire-resistance for the building due to the flammable nature of the oil.

Article 450, Part C, details the required construction for a fire-resistive transformer vault. Vaults are required to be of three-hour fire-resistive construction. (One-hour construction is permitted when an automatic fire-suppression system is provided within the vault.) Fire-rated assemblies are required at all openings into the vault, and panic hardware is required for all personnel doors.

NEC Section 450-23 provides additional options for the protection of transformers that utilize listed, less-flammable liquids. How this section relates to the requirements for utility transformers provided at the service entrance to the building has caused some confusion.

Specific requirements for service equipment are found in NEC Article 230. By definition, the service equipment is the disconnecting means and associated overcurrent protection that constitutes the means of cutoff from the utility supply. NEC Section 230-70 requires that the service disconnecting means for a building be located either outside of the building or at the point of entrance of the service conductors into the building. All equipment on the supply side of the service disconnecting means is therefore required to be outside of the building; or, such equipment may be considered to be outside of the building if protected in accordance with NEC Section 230-6.

One of the options given in NEC Section 230-6 is to locate the equipment in a transformer vault constructed per NEC Article 450, Part C. There is no reference in either NEC Article 450, Part C, or in NEC Section 230-6 to the reduced requirements for less-flammable liquids contained in NEC Article 450, Part B. The provisions of NEC Section 450-23 do not override the specific provisions found in NEC Article 230 for protection of equipment on the supply side of the service disconnecting means. Therefore, if within the building, utility transformers (as well as other utility equipment such as primary switchgear) located on the supply side of the service disconnecting means shall be located in a fire-resistive vault, regardless of the type of transformer fluid used.

Please consult the referenced code sections for complete details. The 1993 NEC is the currently adopted version. However, the code sections and requirements noted above are still applicable to the 1999 NEC. □

The International Code Council is a nonprofit organization, established on December 9, 1994, for the purpose of developing a single set of comprehensive and coordinated national codes. The ICC founders—ICBO, the Building Officials and Code Administrators (BOCA), and the Southern Building Code Congress International (SBCCI)—created the ICC in response to technical disparities among the three sets of the nationally recognized model codes now in use in the U.S. In the past, it was difficult for building industry professionals to move throughout different jurisdictions within the Metropolitan area, much less into other areas of the United States and internationally. The ICC now offers a single, complete set of construction codes without local, regional, or national limitations. DCA and many in the design and construction industry believe that the International Codes that were approved by 2,500 code officials in September 1999 offer the following advantages:

- The only integrated family of codes in the nation
- Uniformity throughout Metropolitan area and the United States
- More affordable construction
- The democratic nature of the ICC code development process ensures equal participation by ICC code development committees and eligible ICC voting members
- Combined expertise of the three nationally recognized model code groups
- Recommended by the Federal Emergency Management Agency (FEMA), American Institute of Architects (AIA), National Association of Home Builders (NAHB), National Multi Housing Council (NMHC), American Seniors Housing Association (ASHA), National Apartment Association (MAA), Missouri Governor's Commission for the Review and Formulation of Building Code Implementation, Missouri Association of Building Officials & Inspectors (MABOI), Fire Marshals Association of Missouri, and the Metropolitan Kansas City Chapter of ICBO

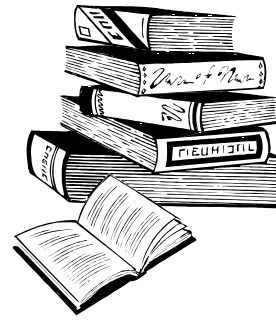
The first draft of the adopting ordinance for the building code of Kansas City proposes adoption of the following codes:

- *International Building Code/2000 Edition*
- *International Residential Code/2000 Edition*
- *International Plumbing Code/2000 Edition*
- *International Mechanical Code/2000 Edition*
- *International Fuel Gas Code/2000 Edition*
- *International Private Sewage Disposal Code/2000 Edition*
- *International Property Maintenance Code/2000 Edition*
- *International Energy Conservation Code/2000 Edition*
- *National Electrical Code/1999 Edition*
- *Uniform Code for Building Conservation/1997 Edition*
- *American National Standard Safety Code for Elevators and Escalators, ANSI A17.1-1996*
- *American National Safety Code for Existing Elevators and Escalators, ANSI A17.3-1996*
- *Safety Requirements for Personnel Hoists and Employee Elevators for Construction and Demolition Operations, ANSI A10.4-1990*

If you need a progress report on how the 2000 KCBC Update Committee is doing, please call **Don Booth**, P.E., C.B.O., DCA Deputy Director at 816-513-1478 or e-mail him at donald_booth@kcmo.org. □



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



***“IF I HAVE TO
SEPARATE YOU TWO...”***

Like scrapping siblings, some occupancies just don't get along. The UBC classifies occupancy groups in accordance with their potential hazards regarding both life safety and fire safety. Section 503 (a) states that each part of a building comprising a distinct “occupancy” shall be separated from any other occupancy as specified in Section 503 (d). This far-reaching, charging statement is relieved only slightly by five exceptions for minor accessory uses and for certain special situations wherein the relative hazards of occupancies are addressed by alternate means. These groups are listed and defined in UBC Table 5-A and in Chapters 6 through 12. Clues to the relative hazards of the various occupancies are found in Tables 5-B, 5-C and 5-D, which enumerate the fire resistance of required occupancy separations, basic allowable building areas and maximum building heights, respectively.

Table 5-B gives a particularly telling story of the relative hazards of the various occupancies. This table is a graphic illustration of the dual nature of the occupancy separation, i.e., not only to separate the “high hazard” occupancies (say, a gasoline refinery) from all others, but also to separate those occupancies that are relatively more hazardous from those that are relatively less hazardous. For example, we notice that, while Group A (assembly) occupancies are required to have no separation from each other, they must have a three- or four-hour separation from a Group B-1 (say, a parking garage) occupancy. One would not expect a Group A occupancy to be particularly prone to explosion or fire, however, due to the large potential for loss of life, they could be susceptible to such hazards originating from another occupancy. Similarly, Group B-4 occupancies (say, an ice cream factory) are recognized as the most harmless and are rewarded with the greatest basic allowable areas and height per Tables 5-C and 5-D, respectively. However, from Table 5-B, we note that Group B-4 is required to have at least a one-hour fire-resistive occupancy separation from ALL other occupancies. In this case, the driving force is not so much the potential for loss of life, but the possible exposure of the less protected occupancy to those other occupancies which are permitted to house greater fire loadings (which might even include an assembly use). To further elaborate on this point, in the case of a Group A occupancy adjacent to a Group B-4 occupancy, the Group A (say, a theater with combustible storage, furnishings and finishes) actually poses a threat to the Group B-4 (say, a warehouse used exclusively for the storage of steel, with no combustibles).

Of course, some folks just can't get along with anyone. UBC Section 902 (j) states that certain Group H-2 and H-3 occupancies housing hazardous materials shall be in buildings used for no other purpose. These occupancies are considered to be so hazardous that no occupancy separation is adequate to mitigate possible life- and fire-safety hazards to another occupancy.

Understanding the relative hazards of various occupancies is central to the concept of occupancy separation. As in any family, if we give each occupancy its “space”, the occupancies tend to get along better. For any questions regarding this subject or any other code requirements, feel free to call the DCA Plans Review office

at 513-1500 and select option number 5, where helpful associates stand ready to provide assistance in applying code interpretations to individual situations. □

DCA STAFF CHANGES

Gwendolyn Cubit joined DCA's Permits Division on February 14, 2000. She was promoted from the Water Department to a Customer Service Representative.

D'Ann Clemmons joined DCA's Business Services Division on January 31, 2000, as a Customer Service Representative.

Lynn Gant re-joined DCA's Business Services Division on February 14, 2000. He was promoted from the Information Technology Department to an Administrative Officer.

Phyllis Woodson joined DCA's Permits Division on January 31, 2000. She was promoted from the Human Relations Department to a Customer Service Representative.

Mohammad Latifzia joined DCA's Inspections Division on January 31, 2000, as a Construction Code Inspector I.

Teresa Berberbia resigned to accept a promotional opportunity with the City of Overland Park, Kansas.

Kathy Parks resigned to pursue other opportunities.

Jose Portuguez accepted a promotional opportunity with the Department of Finance.

Joetta Braxton and **Shannon Shoate** accepted positions with the Department of Human Resources.

NATIONAL CALENDAR OF EVENTS

April

2-8 International Building Safety Week
9-20 2000 ICC Code Development Public Hearings, Sheraton Birmingham Hotel, Birmingham, AL

September

5-9 ICBO Annual Conference, San Francisco, CA
18-21 BOCA Annual Business Meeting and Code Development Conference, Rochester, NY

October

8-12 SBCCI Annual Research and Educational Conference, Opryland Hotel, Nashville, TN

DCA INTERPRETATIONS

<u>#/CODE</u>	<u>QUESTION</u>	<u>ANSWER</u>
CI99-028 1991 UBC Section 3310 (b)	For the purposes of determining the limits of smokeproof enclosure requirements, must a corridor on the ground floor leading from the stairway to the exterior of the building be considered part of the smokeproof enclosure?	Yes. All portions of exit enclosures, including horizontal elements within the exit path either above grade or on grade level shall be considered to be part of the exit enclosure and, therefore, shall meet the requirements of UBC Section 3310 when required by UBC Section 3310 (b), including pressurization, if that option is employed.
CI 99-029 1991 UBC Section 3105 (d)	For the purposes of determining requirements for accessibility, must exterior swimming pools, i.e., those not located within or associated with a building, be accessible to the disabled?	Yes. All public swimming pools whether or not located in or associated with a building shall be accessible to the disabled per this section.
CI-99-030 1991 UBC Table 17-A 3601 (c)	May the roof of an exit enclosure or shaft be of unprotected construction?	The roof of an exit enclosure (which is not considered a shaft) shall be constructed per the requirements of Table 17-A based on the type of construction of the building. A roof is not required over a shaft. However, where a roof is provided over a shaft, the roof over a shaft shall comply with Table 17-A. The shaft may also be covered by the roof of a mechanical penthouse, in which case the provisions of UBC 3601 apply.
CI99-031 Chapter 80 Zoning Ordinance	Is a commercial business located within a commercial zoning district permitted to display and sell nursery goods and other retail merchandise outdoors?	Discount stores, grocery stores, drug stores and other retailers are not prohibited from having outdoor sales in most commercial zoning districts. Outdoor display and sales of nursery goods is permitted in most commercial zoning districts provided the area devoted to such use does not eliminate off-street parking required by the Zoning Ordinance or accessible parking for the disabled required by the Parking Station Ordinance. Additionally, any buildings or shade structures associated with such use may require building permits and must meet the setback requirements of the Zoning Ordinance.

ICC CODE DEVELOPMENT HEARINGS TO BE HELD IN APRIL

The 2000 International Code Council (ICC) Code Development Hearings will be held April 9-20, 2000, in Birmingham, Alabama. The meeting will bring together code officials, fire service representatives, architects, engineers and others interested in the International Codes development to consider proposed revisions to the *International Building Code (IBC)*, *International Residential Code (IRC)*, *International Energy Conservation Code (IECC)*, *International Fuel Gas Code (IFGC)*, *International Mechanical Code (IMC)*, *International Plumbing Code (IPC)*, *International Private Sewage Disposal Code (IPSDC)*, *International Property Maintenance Code (IPMC)*, *International Zoning Code (IZC)* and the *ICC Electrical Code*.

DCA will be sending the following individuals from the Plans Review Division and the Inspections Division to attend these hearings: **Charles Evans**, CCI Supervisor, **Vergil Phillips**, CCI Supervisor, **Bill Watson**, CBO, CCI Supervisor (member of IBC Means of Egress Technical Committee), **Dave Skaff**, RA, CBO, Supervisor of Commercial Plans Review, **James Moss**, Commercial Plans Reviewer, and **Rod Leinen**, CCI III.

Hearings are scheduled each day, but may be extended at the discretion of the committee.

CODE DEVELOPMENT HEARING SCHEDULE

IN THE ZONE

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

Recently I was involved in a discussion with a citizen who was trying to report several violations on a single property. She used the term **code violations** to describe her concerns and insisted that the Department of Codes Administration (DCA) should do something about the violations. During the discussion it became clear to me that she did not understand nor did she care that those violations were actually regulated by another department. She insisted and repeated the statement that "code violations" exist on the property, and the Department of Codes Administration should do something about them. Because of this encounter (and many more like it), the term **code violation** is the subject of this edition of In the Zone.

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What does the term **code violation** really mean? **Code violation** is a term that is used loosely to describe any violation of the Code of Ordinances for the City of Kansas City, Missouri. The Code of Ordinances consist of approximately 80 chapters, covering a wide range of regulated activities, e.g., Air Quality, Alcoholic Beverages, Animals, Building and Building Regulations, Nuisances, Property Maintenance Code and Zoning, to name a few. Enforcement responsibility is divided among various City departments creating further confusion. DCA is responsible for the administration and enforcement of five chapters of the Code of Ordinances (Chapter 18, Kansas City Building Code; Chapter 28, Floodplain Management; Chapter 52, Parking Stations; Chapter 72, Travel Trailers & Mobile Homes; and Chapter 80, Zoning).

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Since so many departments are responsible for the administration and enforcement of various chapters of the Code of Ordinances, the tendency is to define the term code violation based on the department's responsibility. For example, if someone uses the term code violation while speaking to a DCA associate, the associate would assume you were referring to a violation of one of the five chapters enforced by DCA. If the term was used in the same context while speaking to an associate of Neighborhoods and Community Services Department (NCS) it would have a different meaning. An associate of NCS would interpret you to mean a violation of the Nuisance or Property Maintenance Code. Therefore, it is extremely important to identify the specific violation when you communicate with City departments to ensure your concerns are directed to the proper department.

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The morale of the story is to avoid using the term **code violation** when a more specific description would communicate your concerns clearly and with less confusion. To simplify the reporting situation and to have your concerns reach the correct department in the shortest amount of time, report them to the Action Center at 513-1313. □



EXTRA, EXTRA! TELL A FRIEND THAT...

Code Connection is a periodic newsletter published by the Department of Codes Administration (DCA). The publication's intent is to keep interested parties aware of events on the national, state, and local levels. The newsletter addresses training schedules, DCA interpretations of code requirements, and articles of interest to the construction and development community.

Code Connection will be sent to you for a yearly subscription fee of \$10. Please contact Ms. **Pat Williams** at 513-1472 for a subscription form.

Don't jump without a chute! Be prepared—get your copy of "Code Connection" today.



***DCA PLANS REVIEW
AVERAGE TURNAROUND TIMES***

FOUR-WEEK AVERAGES AS OF FEBRUARY 27, 2000

New Commercial Buildings and Additions	3.7 weeks/plan
One- and Two-Family Dwellings	1.0 day/plan
All other Projects	0.8 week/plan

Code Connection

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

ADDRESS CORRECTION REQUESTED

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

DCA Telephone Numbers: Area Code 816

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

FAX Services:

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

Code Information:

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

Publication Ordering Information:

The following publications are available from DCA.

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

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

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

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

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

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

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