

# Code Connection

The customer newsletter for the construction and development community

CITY OF FOUNTAINS  
HEART OF THE NATION



KANSAS CITY  
MISSOURI

MARCH 2001

## *ELEVATOR INSPECTION PROGRAM*

Some of you may be aware that the City of Kansas City and the State of Missouri disagree on the interpretation of the Missouri Elevator Safety Law as it relates to political subdivisions with local elevator inspection programs. The below described position is intended to provide guidance regarding the City's enforcement of its program until such time as a final resolution is agreed upon. The Division of Fire Safety has requested the Missouri Attorney General's Office to provide a legal opinion in an attempt to resolve this issue. In addition, the City has included in its legislative package an amendment to the State Statute which would clarify these issues and grant the City of Kansas City the exemption that was intended under the original statute.

The City of Kansas City has operated an elevator inspection program for many years in accordance with ordinances adopted by the City. Implementation of the State program has created some confusion for elevator service companies and building owners trying to comply with both the City and State requirements. This article is intended to explain the City's position regarding compliance with City Ordinances.

First, the City continues to operate its elevator inspection program pursuant to Chapter 18 of the Code of Ordinances, commonly referred to as the Kansas City Building Code.

Second, the Department of Codes Administration's Division of Investigations will enforce the ordinance requirements regarding fees and inspections. What this means is that all elevators or other vertical transportation equipment, such as escalators and moving walks, must comply with City requirements to obtain an inspection and certificate annually. There are several options available to comply with this requirement.

### HOLIDAY SCHEDULE:

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

**Monday, May 28, 2001**  
Memorial Day

**Wednesday, July 4, 2001**  
Independence Day

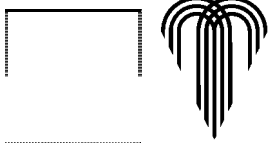
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MARCH 20001**



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

***FROST-DEPTH FOOTINGS***

**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 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](http://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 pre-manufactured building that is proposed to be placed on the site of an existing building which is undergoing renovation. The Kansas City, Missouri, Code of Ordinances, Section 18-51 2907 (a), requires this building to be provided with permanent footings, extending to a depth of not less than 36 inches. The applicant requested that this requirement be waived, considering that the structure will be installed only for a temporary time period of six months. The request as submitted failed to meet the intent of the code and amounted to a request for a waiver of a life-safety requirement which would have been denied. However, the request was ultimately approved under the following conditions:

1. The building shall be secured against all vertical and lateral forces in accordance with the 1991 Uniform Building Code.
2. The building shall be removed no later than six months from the date of permit issuance.

This approval was based on the fact that the building would be safe and structurally sound and would not be exposed to a lifetime of freeze/thaw cycles as would a permanent structure. Be sure to watch future editions of the Code Connection for more informative and interesting tales from the CMR files. □



# **CODE CHAT**

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

## **WARNING SIGNS**



**L**ike a troubled teen, difficult code compliance problems are often preceded by warning signs. Do you know what to look for to identify the types of issues, which could cause delays and costly design changes if not addressed early? The following is a list of some common problem areas, which should raise the red flag to the savvy designer.

**CHANGE OF OCCUPANCY.** If your project involves a change of occupancy for an existing building, i.e., from warehouse to apartments, office to nightclub, etc., beware. Typically, buildings or portions thereof undergoing a change of occupancy are required by KCMO Code of Ordinances, Section, 18-4 (e), to be brought into compliance with the current requirements for the new occupancy. Provisions to be addressed include, but are not limited to, allowable height and area, type of construction, exterior wall/opening protection, exits, light, ventilation, sanitation, zoning and parking requirements. Further, it should be noted that change of occupancy is considered to be a detailed plan review process which is typically assigned a 4-week turnaround time in lieu of the 2-week turnaround normally assigned to other tenant finish type work.

**SPECIAL OCCUPANCY TYPES/MULTIPLE OCCUPANCIES.** Be aware of, and plan for, special occupancy requirements based on the type of proposed use or multiples thereof. Buildings housing uses such as assembly spaces, hazardous material use/storage or institutional groups are subject to fire-resistance, building location, fire protection, fire alarm and exiting requirements over and above those which are typical for other occupancies. Special provisions for these occupancies can be found in Chapters 7 through 12, 33 and 38 of the 1991 UBC. Please also refer to UBC Section 503 and Table 5-B for mixed occupancy and occupancy separation requirements.

**SPECIAL BUILDING TYPES.** Does the building in question include a mall, atrium, mezzanine or penthouse? Is it more than two stories in height? Does it have a floor used for human occupancy which is located more than 75 feet above the lowest level of fire department access? Does it have stories without exterior openings or does it have a large floor area? (Does it? Huh? Huh?) Yes answers to any of these questions merit a review of the code requirements of 1991 UBC Sections 5601, 1716, 1717, 3601, 1807, 3802 and 505, respectively, which contain special and sometimes far-reaching requirements for these buildings.

**SPECIAL BUILDING FEATURES.** Chances are that, if designers employ special features such as occupancy separations, area separations, corridors, horizontal exits, exit enclosures, exit passageways, etc., they have already done some homework on the topic. However, due to the critical nature of these life-safety features, extra care should be taken to research and comply with the specific requirements found in 1991 UBC Sections 503, 505, 3305, 3308, 3309 and 3312, respectively. Common mistakes include: improper fire-resistive rating of walls or openings, penetrations where they are not permitted or are of a type which is not permitted, and improper termination of the fire-resistive assemblies.

*(Continued on page 4)*

*CODE CHAT (Continued from page 3)*

**FIRE-RESISTIVE CONSTRUCTION.** Does the building contain any fire-resistive assemblies, i.e., floors, walls, roofs, structural frame? If so, then 1991 UBC Section 4302 (b) requires those assemblies to be tested for the appropriate rating; and KCMO Code of Ordinances, Section 18-16 (d), requires the identification of the listed assemblies on the plans. Penetrations and openings in these assemblies shall be addressed as specified in Chapter 43 or as required elsewhere in the code for the specific type of assembly.

**FLOODPLAIN.** New buildings, additions or alterations, which are located in the regulatory floodplain, are subject to the requirements of Chapter 28 of the KCMO Code of Ordinances. In some cases additions or alterations may be exempted if the proposed work is not a substantial improvement as defined in the ordinance, but, in all cases, a floodplain review will be required to determine whether a Floodplain Certificate is required and whether the proposed construction complies with the ordinance. Buildings, additions or alterations, which are found to be a substantial improvement, are required to be floodproofed or elevated. Any plans showing work in the regulatory floodway are required to be accompanied by calculations to substantiate that there is no calculable increase in the flood level. Please refer to DCA Information Bulletin 120 for the Floodplain Certificate application procedure.

**CLOSE TO PROPERTY LINES.** Is the building in question close (i.e., less than 20 feet for most occupancies, 40 feet for Group A-2.1 and 40 or 60 feet for Group H-2 through H-7 occupancies) to a property line? If the project is a new building or change of occupancy, or if any new exterior walls or openings therein are proposed, the building could be subject to special fire-resistive requirements found in 1991 UBC Table 5-A and Sections 1803, 1903, 2003, 2103, 2203 and Table 9-C. These requirements include fire-resistive exterior wall construction and the protection or prohibition of openings located therein.

**OVER THE PROPERTY LINES.** Don't laugh. In many cases, it is desirable to build buildings or parking stations across property lines. Some owners even choose to bisect perfectly compliant buildings with new property lines. Common examples include pedestrian walkways and connecting buildings on adjacent properties. In any case, openings on the property line are always prohibited by 1991 UBC Table 5-A and the "03" sections of Chapters 18, 19, 20, 21 and 22. While pedestrian walkways could comply through the provisions of Section 509, other buildings or parking stations extending across property lines would require engineered alternate construction or a Code Modification. (Please refer to DCA Information Bulletin 101 for the Code Modification Request procedure.) Parts of buildings extending over public property are subject to the requirements of KCMO Code of Ordinances, Section 18-51 4501, 4508 and applicable portions of 1991 UBC Chapter 45.

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. □



*ELEVATOR INSPECTION PROGRAM (Continued from page 1)*

Either a City inspector or a State-licensed inspector or authorized representative (third-party inspector) may conduct the inspections required by City ordinances. If a building owner elects to have the inspection conducted by a third-party inspector, the City will accept an inspection report from the third-party inspector verifying the equipment complies with City requirements. The third-party inspector's report must be submitted to the Department of Codes Administration prior to the date the city inspection is due.

All elevator inspection fees due the City, pursuant to Chapter 18 of the Code of Ordinances, will be due regardless of whether the inspection is conducted by a City inspector or a third-party inspector.

Finally, the Missouri Division of Fire Safety is not currently requiring owners of existing elevator equipment to obtain a State operating permit from the Division of Fire Safety. However, if owners desire to obtain an inspection from a State-licensed elevator inspector, the Division will accept this documentation and, based upon an approved inspection, issue a State operating certificate verifying that the equipment meets the State's adopted safety standard.

In summary, the City of Kansas City continues to operate its elevator inspection program in conformance with the City's adopted ordinances. Owners are required to comply with City requirements as outlined in the ordinances, including obtaining a certificate of inspection from the City and payment of all fees required by the City ordinances. Owners may submit approved inspection reports from a third-party inspector verifying that the equipment meets the City's adopted safety standard in lieu of obtaining an inspection by City inspectors. However, if the inspection is conducted by a third-party inspector, all fees due the City must still be remitted in accordance with City ordinances.

Any questions regarding elevator inspections within the city limits of Kansas City, Missouri, should be directed to David Carlisle, Periodic Inspections Branch Supervisor, 816-513-1528. □

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

***FOUR-WEEK AVERAGES AS OF FEBRUARY 18, 2001***

New Commercial Buildings and Additions .....	3.6 weeks/plan
One- and Two-Family Dwellings .....	1 day/plan
All other Projects .....	0.7 week/plan

## DCA INTERPRETATIONS

<u>#/CODE</u>	<u>QUESTION</u>	<u>ANSWER</u>
CI2001-014 Miscellaneous Sections	Is an enclosed porch or patio enclosure required to meet the requirements for habitable space, including conditioning requirements for heating and ventilating, and for receptacle outlet spacing?	If the space is not conditioned (i.e served by ductwork), and the “conditioned building envelope” is maintained at the interior building line, then the porch or patio enclosure will not be considered as habitable space and requirements for conditioning and receptacle outlet spacing would not apply.

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## *DCA STAFF CHANGES*

**Carlean Mitchem** – Promoted from a Customer Service Representative to a Customer Service Specialist in the Permits Division.

**Pam Powell** – Customer Service Specialist, resigned from the DCA to accept a position with the Public Works Department.

**LaTonya Hill** – Left DCA to pursue other opportunities.

**Kelli Cochran** – Left DCA to pursue other opportunities.

**Dallas Dixon** – Left DCA to pursue other opportunities.

**Everett Johnson** – Left DCA to pursue other opportunities.

**Steve Young** – Retired from DCA on January 5, 2001, after 30 years of service with the City.

**Gloria Webb** – Retired from the DCA on December 31, 2000, after 35 years of service with the City.

**Helen Callicott** – Retired from the DCA on December 29, 2000, after 33 years of service with the City.

**Ciamak Noorbakhsh** – Construction Code Inspector I, resigned from the DCA to accept a position with Parks and Recreation Department.

***DERRICK LLOYD  
HONORED AS  
2000 ASSOCIATE OF THE YEAR***

**A**t DCA's Annual Business Meeting on January 27, 2001, the selection of the 2000 Associate of the Year by the DCA Employee Committee was announced. This year's winner is Derrick Lloyd. Derrick is a Construction Code Inspector III in the Inspections Division and has worked for DCA since 1986. He has passed all 15 certifications relative to his position as provided by the National Certification Program for Construction Code Inspectors. The majority of Derrick's time last year was spent as the primary inspector on the complex Union Station/Science City project.

Derrick's nomination for the award cited his professionalism, his willingness to assist, his thoroughness and his knowledge of the building codes. Also noted was his continued desire to learn more about operations of the department and the City beyond those directly under his responsibility.

All of DCA expresses our appreciation for Derrick's efforts over the past year. Derrick's photo will be prominently displayed in all of DCA's offices. Congratulations, Derrick!

# **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/](http://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:**

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 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 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**
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5. **1992 CABO One & Two Family Dwelling Code**
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7. **1997 Uniform Plumbing Code**
8. **1997 Uniform Mechanical Code**



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