

# Code Connection

The customer newsletter for the construction and development community.

CITY OF FOUNTAINS  
HEART OF THE NATION



KANSAS CITY  
MISSOURI

MARCH 2002

### Holiday Schedule :

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

**Monday, May 27, 2002**

Memorial Day

**Thursday, July 4, 2002**

Independence Day

### In this issue:

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## LIMITED SERVICE & REPAIR PROGRAM (LSRP) MODIFIED

Information Bulletin No. 108 (IB 108) outlining the One and Two Family Dwelling Limited Service and Repair Program has been updated. The “replacement of a water heater connected to existing venting system, gas piping and/or electric circuit” has been added to the list of eligible projects. It has been intended that this work be included under the program, but it was specifically added for clarity.

The other change is the removal of a “sewer changeover from septic system to public sewer” from the program. Because of the need to inspect the draining, collapsing and filling of the septic tank, it has been decided that an inspection by DCA staff will be required for this work. The inspection of the portion of the new sewer on *public property*, including the tap to the sewer main, must still be requested from the Department of Water Services (DWS), Wastewater Maintenance Division (513-8000). As a customer service initiative, the DWS inspector may also inspect the portion of the work on *private property* if requested.

Repair/replacement of an existing sewer remains eligible under the Program.

For complete information on the Limited Service and Repair Program, please see updated Information Bulletin No. 108 (IB 108), which is available on DCA's website or in any of our offices. □

## DCA PLANS REVIEW AVERAGE TURNAROUND TIMES

Four-Week Averages as of February 17, 2002

New Commercial Bldgs. & Additions ..... 3.7 weeks

One- and Two-Family Dwellings ..... 1 day/plan

All Other Projects ..... 0.8 weeks/plan



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Published by the City of Kansas City,  
Missouri, Department of Codes  
Administration

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**DAVID SKAFF NAMED  
DCA ASSOCIATE OF THE YEAR/2001**

**D**avid Skaff, R.A., Supervisor of Commercial Plans Review, was named DCA Associate of the Year for 2001 at the DCA Annual Business Meeting on January 12, 2002. David was hired as a Plans Examiner in 1990 and has supervised the Commercial Plans Review Branch since 1998. He was noted as being a tireless worker, very knowledgeable of codes and procedures and always willing to help both customers and other DCA associates. He is also well known as having a great sense of humor and an excellent rapport with others. David's talents have also been recognized by the Kansas City Metro Chapter of the International Council of Building Officials as he was recently elected as the 2002 chapter president. Congratulations to David for a job well done and honors richly deserved. □

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**NATIONAL CALENDAR**

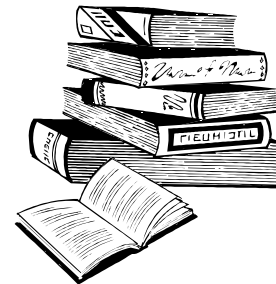
- March 1** Publication Date for Monograph of "Proposed Changes to the I Codes"
- April 7-13** International Building Safety Week  
**April 8-19** 2002 ICC Code Development Public Hearing, Pittsburgh, PA
- May 13-17** 2003 A117.1 Public Proposals Hearings, Washington, DC
- May 19-23** NFPA World Safety Conference & Exposition, Minneapolis, MN
- June 3** Publication Date for "Report of the Public Hearings"  
**June 23-25** BOMA 95<sup>th</sup> Annual Convention and The Office Building Show, Chicago, IL



# CODE CHAT

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

## SEPARATION ANXIETY



Now that we have a shiny new set of codes to further promote building safety and development, we are all asking ourselves, what will be the impact of these new codes on building design? This article will attempt to highlight the major changes from the familiar Uniform Building Code to the less-familiar International Building Code regarding occupancy separation requirements.

Everyone knows that the code requires most different occupancy groups to be separated from one-another with fire-resistive construction, right? Well, almost. In the interest of providing both design flexibility and life safety, the 2000 IBC allows various options to the designer, depending upon the type of hazard presented by one occupancy to another. The IBC first addresses those uses that are considered to be hazardous to all occupancies in Section 302.1.1 which states that these uses shall be separated from the main occupancy in accordance with Table 302.1.1. These uses include boiler rooms, refrigerant rooms, laundry rooms, storage rooms, etc., and are required to be separated from the main occupancy by either a one-hour or a two-hour fire barrier, which may be required to be supplemented by a sprinkler system within the incidental use space, in some cases. In some cases the table allows that an automatic sprinkler system may be provided within the incidental use area in lieu of the required separation.

Another option brought forth in Section 302.2 regards “accessory uses”, which are not required to be separated from the main use of a building. This section uses a working definition to define an accessory use as one which does not occupy more than 10 percent of the area of any floor of a building, nor more that the tabular values for either height or area for such use.

A third option permitted by the IBC involves the concept of nonseparated uses. Section 302.3.1 states that two or more uses within the same building shall comply with Sections 302.3.2 or 302.3.3. Section 302.3.2 states that each portion of the building shall be individually classified as to use and that the required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies *to the entire building*. Fire separations are not required between uses in this type of design except as required by other provisions, such as the incidental use areas noted above.

Finally, in the event that the designer elects not to employ the nonseparated use provisions, or for spaces which do not qualify as accessory uses, Section 302.3.3 states that each portion of the building shall be individually classified as to use and shall be completely separated from adjacent areas by fire barrier walls or horizontal assemblies having a fire-resistance rating determined in accordance with Table 302.3.3. This is the good, old-fashioned occupancy separation concept used in the Uniform Building Code. Designers might elect to use this concept in lieu of the nonseparated use concept in instances where the building would exceed the allowable area of the most restrictive occupancy for the desired construction type.

It is the intent of the 2000 IBC not only to require physical separation between occupancies determined to be hazardous to each other, but to recognize the degree of hazard presented and the inherent property protection and life safety value of area limitations and automatic sprinkler systems. For questions regarding this subject or any other code requirements, feel free to call the DCA Plans Review office at (816) 513-1500 and select option number 5, where helpful associates stand ready to provide assistance in applying code interpretations to individual situations. Or you may obtain e-mail answers to code questions from [gary\\_marker@kcmo.org](mailto:gary_marker@kcmo.org). □

# DCA INTERPRETATIONS

#/CODE

QUESTION

ANSWER

CI2002-019  
2000 IRC  
Sec. R309.1.1

May a duct that penetrates the required separation between a dwelling unit and a garage have openings into the garage, if equipped with a listed fire damper?

The language in the IRC requires that ductwork be of 26 gage sheet steel with no openings into the garage. This provision is derived from language that exists in the 2000 International Building Code (as well as in our prior adopted code, the 1991 Uniform Building Code), where it exists as an exception that allows for a duct installation without a fire damper.

Therefore, a duct installation with openings into the garage will be accepted provided that a listed, one-hour fire damper is installed at the penetration of the gypsum board garage separation. The fire damper shall be installed in accordance with its listing. Openings directly between a garage and a sleeping room remain prohibited.

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CI2002-020  
2000 UPC  
Sec. 313.10.1

Is a sleeve required for piping extending through core drilled-holes in concrete walls?

No. The purpose of the sleeve is to maintain a separation between the wall and the pipe which is not an issue for pipes in core-drilled holes.

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CI2002-021  
2000 UPC  
Secs. 608.5, 510.7

May the drain from a water heater relief valve be combined with the drain from the drip pan serving the water heater?

Yes. Provided that the drain does not serve as a primary drain from a cooling coil, it may be combined with the relief valve discharge drain. The installation for this combined use shall be in accordance with all applicable requirements for the individual uses. The connection shall be made in a manner to minimize the possibility of discharge from the relief valve flowing back into the pan.

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CI2002-022  
2000 UPC  
Sec. 1101.11.2

In lieu of separate roof/overflow drain system as specified in the UPC, may the overflow drain be connected into the same line as the roof drain?

Yes, provided the roof drain line is increased one pipe size at the point of connection of the overflow drain and that the increased size is maintained for the remainder of the system. Such an increase in pipe size shall occur at all points where an overflow drain connects to the system.

# DCA INTERPRETATIONS

#/CODE	QUESTION	ANSWER
CI2002-023 KCBRC Article 1, Sec. 18-14(k)	For permits issued to a homeowner under this provision, is it permissible for the homeowner to have assistance from any other person in the completion of the permitted work?	Yes. Friends or family members may assist the homeowner with the permitted work. However, any person contracting to do work with the homeowner shall obtain the permit in his/her name and the homeowner exception would not be applicable. Note that the homeowner permit exception applies only to a single-family dwelling that is occupied by the owner.
CI2002-024 2000 IBC Secs. 715.6.1, 715.6.2	Where are fire dampers required to be located for through penetrations by ducts in fire-resistance rated floor/ceiling assemblies?	In this case, the requirements of both section 715.6.1 and 715.6.2 apply. A fire damper shall be installed at the floor line and an approved ceiling radiation damper shall be provided at the ceiling line.
CI2002-025 2000 IBC Sec. 715.5.3.1, Exception	Is a smoke damper always required at duct penetrations of shaft enclosures?	Yes. While Section 715.5.3.1, Exception, permits the omission of fire dampers at these locations, smoke dampers are not exempted.
CI2002-026 Code of Ordinances Sec. 18-16 (a) (1)	Is a building permit required for a walk-in cooler?	Yes, if the unit is site-assembled. Units which are assembled off-site and delivered as a complete unit will not be required to have building permits, but will be required to have permits for all other trades as applicable. Note: Plans shall be submitted for review and approval for all cooler installations, whether or not a building permit is required.
CI2002-027 2000 IBC Table 302.1.1, Table 302.3.3	<ol style="list-style-type: none"> <li>Does an accessory storage room complying with footnote b of Table 302.3.3 require separation as an incidental use area in accordance with Table 302.1.1?</li> <li>If there are multiple incidental storage areas located on a floor, what separation is required between the incidental use areas in order for them to be classified as separate rooms for the purposes of Tables 302.1.1?</li> </ol>	<ol style="list-style-type: none"> <li>Yes. Footnote b provides an exception to the more stringent occupancy separation requirements of Table 302.3.3. Table 302.1.1 still requires a one hour fire barrier separation if the incidental storage area exceeds 100 square feet.</li> <li>Rooms may be considered as distinct incidental use areas if separated by a one-hour fire barrier per section 302.1.1.1, or if located such that they are not in close proximity to each other to ensure that the areas are not exposed to one another. The maximum total accessory use area permitted on any floor of a building is 10% of the area of the floor (IBC 302.2), except that for group B or M occupancies the incidental storage areas may exceed 10% of the floor area if not greater than 1000 square feet, or not greater than 3000 square feet if the area is provided with an automatic sprinkler system (Table 302.3.3, footnote b).</li> </ol>

# ***NAESA INTERNATIONAL SPRING WORKSHOP***

The Central Region of National Association of Elevator Safety Authorities (NAESA) International will hold its Spring meeting and Workshop in Kansas City, Missouri, April 5 and 6, 2002, at the Ameristar Casino Hotel, 3200 North Ameristar Drive, Kansas City, MO 64161. The Department of Codes Administration will serve as host for the meeting and workshop. This workshop will provide an opportunity for the DCA elevator inspection staff to obtain training that is recognized by a national organization, participate in the organizational meetings and network with other professionals in the field from throughout the Midwest.

NAESA International has a membership of over 1,000 members with headquarters located in Phoenix, AZ. Headquarters for the Central Region of NAESA International is located in Waterloo, IA. NAESA International has approved this workshop for 2002-03 QEI annual maintenance requirements, meaning attendees will receive credit towards their annual maintenance agreement of qualification for the year 2002-03.

QEI examinations will be administered on Thursday, April 4, 2002. If you are interested in taking the exam you must call the NAESA International office in Phoenix to make arrangements. Their phone number is 602-266-9701 extension 12.

Tentative agenda for the Spring Workshop is as follows:

April 4 Thursday	8:30am – 5:00pm 7:00pm – 8:00pm	QEI Testing Early workshop registration in hotel lobby
April 5 Friday	7:00am 8:30am 8:45am 10:15am 10:30am 12:00pm 1:00pm 3:00pm 3:15pm 3:45pm 4:15pm	Breakfast and lunch meal tickets passed out Opening remarks and introductions Titan Machine presentation Break Titan Machine presentation continued Lunch (provided) Bethlehem Rope presentation Break Question and answer session Discussion of Municipal and State Inspectors interaction Closing remarks
April 5 Saturday	8:00am 8:30am 9:45am 10:15am	Registration Business meeting Raffle Roundtable or cracker barrel session

If you are interested in attending this workshop, email Larry R. Baruth at [larry.baruth@uni.edu](mailto:larry.baruth@uni.edu). Contact the Ameristar Casino Hotel at 888-289-0303 for room reservations.

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## ***2002 ICC Code Development Hearings***

April 8-19, 2002

Radisson Hotel Green Tree  
101 Marriott Drive  
Pittsburgh, PA 15205

Pittsburgh, Pennsylvania

Reservations: 800-333-3333  
Deadline: March 16, 2002

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

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

The KCMO Code of Ordinances Section 18-6 states that “The details and actions of granting modifications (to code requirements) shall be recorded and entered in the files of the Department of Codes Administration.” Doing so permits one to rationalize any apparent code discrepancies by investigating the files for the building in question. In order to facilitate this, DCA employs the Code Modification Request process wherein the applicant submits a form stating the location of the property, the applicant name and the proposed code alternate. Once this form is submitted along with the required application fee, the request is reviewed and either approved, conditionally approved or denied. The Code Modification Request process is outlined in DCA Information Bulletin Number 101 (available on the web at [www.kcmo.org](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 proposed new parking station. The KCMO Code of Ordinances Section 52-35 (a) requires this parking station to be surfaced with an all-weather, dustless material such as asphaltic or portland cement concrete. The applicant requested a delay of 6 months for pavement of this parking station due to inclement weather.

This request was approved based on condition that the parking station be paved in accordance with the code no later than six months from the date of approval of the CMR. This approval recognized that scheduling of the project had been affected by conditions beyond the control of the applicant, and that the life-safety of the public was not affected. Be sure to watch future editions of the Code Connection for more informative and interesting tales from the CMR files. □

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***DCA STAFF CHANGES***

**Donrick Williams** left DCA to pursue other opportunities

**John Vines** joined the Plans Review Division as a Graduate Engineer

**Bethany Vorthmann** rejoined DCA in the Inspections Division as a Construction Code Inspector I

**Steven Roethlisberger** and **Travis Torrez** joined the Inspections Division as Construction Code Inspector I’s

**Andraya Denkins** transferred from Neighborhood and Community Services and **Lester McKinzy** transferred from Public Works to join the Investigations Division as Construction Code Inspector I’s

**Michelle Kegley** joined the Business Services Division as a Customer Service Representative

**Derrick Lloyd** was promoted from a Construction Code Inspector III to a Construction Code Inspector Supervisor in the Investigations Division

**Delores Owens** joined the Permits Division as a Customer Service Representative

# Code Connection

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ADDRESS CORRECTION REQUESTED

Visit DCA 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/Numbers:

FAX Permit Process ..... 513-1456  
FAX Inspection Requests ..... 513-1536  
FAX Publication Purchases ..... 513-1456  
FAX One- and Two-Family Plans Branch ..... 513-1505  
FAX Plans Review Comments  
Call to request your comments ..... 513-1500 (option 4)

## Code Information:

Zoning, Floodplain, Airport Height Zone,  
Permit Application Information ..... 513-1500 (option 3)  
Code Questions, Plans submittal Information,  
Plans Review Status ..... 513-1500 (option 5)

## Publication Ordering Information:

The following publications are available at either DCA office.

You may also call 513-1500 (option 3) and request a credit card authorization form and then place your order via Fax.

1. **Chapter 18, Kansas City Building and Rehabilitation Code** and related ordinances. (Chapter 18 adopts the model codes by reference and identifies local amendments to the model codes.) Price: \$6.00
2. **Special Inspections Program Manual.** Price: \$5.00
3. **Fee Schedule.** Price: \$2.50

The following publications are available from the City Planning and Development Department (513-2846).

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

The following publications are available from the International Conference of Building Officials Regional Office (455-3330).

1. **2000 International Building Code**
2. **2000 Uniform Plumbing Code**
3. **2000 International Mechanical Code**
4. **1999 National Electrical Code**
5. **2000 International Residential Code**