

Code Connection

The customer newsletter for the construction and development community

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

MAY 2000

EROSION CONTROL ZONE PLAN OPTIONS EXPANDED

On June 1, 1999, DCA became responsible for enforcing erosion and siltation control for construction sites of less than one acre in area. Those sites primarily involve one- and two-family dwelling construction. Although the ordinance does not require an erosion control plan to be submitted for those sites, DCA offered its customers the option of submitting a zone plan for review and approval. An approved zone plan allows owners of multiple adjacent lots (up to one acre in total area) to provide control for those lots as though they were a single piece of property.

After recent discussions with representatives of the Home Builders' Association, DCA has expanded the conditions under which a zone plan may be approved. It is now acceptable for multiple owners or builders to enter into a zone plan agreement. This will allow multiple owners to work together to control the erosion and siltation on their adjacent lots. By their signature on a written agreement provided by DCA, each party involved will acknowledge their understanding of their responsibilities in the plan.

The conditions for approval of an erosion control zone plan are as follows:

HOLIDAY SCHEDULE:

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

Monday, May 29, 2000
Memorial Day

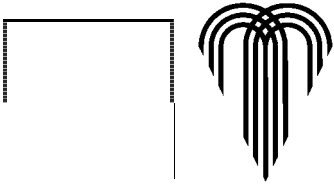
Tuesday, July 4, 2000
Independence Day

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- ICC Hearings
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- DCA Staff Changes
- 2000 KCBC Update Committee
- DCA Turnaround Times
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- In the Zone

- All of the lots are contiguous to each other.
- All of the lots are under the same ownership or have the same building permit holder. Lots under different ownership or different permit holders may be combined under a common zone plan provided that the owners or permit holders sign an "Erosion Control Zone Plan Agreement." This agreement documents that the involved parties agree to maintain the erosion and sediment control for the lots in accordance with the plan and ordinance.

CODE CONNECTION MARCH 2000



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- The total area of all of the lots is less than one acre (exceptions to the one-acre limit will be evaluated by DCA on a case by case basis).
- An erosion control zone plan is submitted to and approved by DCA's Residential Plans Review Branch. The zone plan is to be a plot plan drawn to scale. The plan is to show all lots included in the zone, the total square footage of the zone, the location and type of devices proposed, and the direction(s) of runoff flow for the entire zone. The erosion control zone plan does not have to be prepared by a professional engineer, licensed architect, or registered land surveyor.

Complete information regarding erosion control zone plans and all other erosion control requirements enforced by DCA are found in DCA's Informational Bulletin #128. A copy may be obtained from our website or at any of our office locations or by calling DCA offices at (816) 513-1500. □

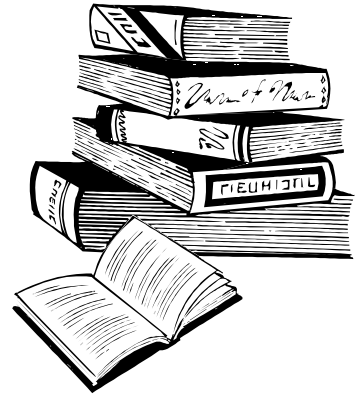
DCA STAFF ATTEND ICC HEARINGS

DCA staff members **David Skaff**, RA, CBO, Commercial Plans Branch Chief; **James Moss**, Commercial Plans Examiner; **Bill Watson**, CBO, Construction Code Inspector Supervisor; **Virgil Phillips**, Construction Code Inspector Supervisor; **Charlie Evans**, Construction Code Inspector Supervisor; and **Rod Leinen**, Construction Code Inspector III, recently spent a week in Birmingham, Alabama, attending the 2000 International Code Council (ICC) Code Development Hearings along with code officials, fire service representatives, engineers, architects and others interested in *International Code* development from both Canada and the United States. **Bill Watson** served an additional purpose at the hearings, as he is a member of and sat on the IBC technical subcommittee on Means of Egress while there. □



CODE CHAT

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



THE AREA SEPARATION TOOL

You can't get it at the local hardware store, or even at a garage sale, but it could be one of the most useful items in your code compliance toolbox. The area separation wall has numerous functions with which a designer can save the day; but, before we discuss those, let's review the basics of area separation walls. The 1991 Uniform Building Code defines the area separation wall through requirements and allowances associated therewith. Section 505 (f) 1 states that each portion of a building separated by one or more area separation walls shall be considered a separate building. This section also requires the area separation wall to form a complete separation. This prohibits the complete penetration of the wall with structural members since failure on either end of the member would likely breach both the structural and fire-resistive integrity of the wall.

Section 505 (f) 2 through 6 lists the required construction properties of area separation walls, including the fire-resistive rating (based on the type of construction of the buildings involved) and termination points. Generally, area separation walls are required to be of not less than four-hour fire-resistive construction in buildings of Types I, II-FR and IV construction, and two-hour fire-resistive construction elsewhere. Area separation walls are required to extend to the outer edges of horizontal projecting elements (trim, eave overhangs, etc.), with the exception of those elements that do not contain concealed spaces. Where the projecting elements contain concealed spaces, the area separation need extend only through the projecting element itself. In any case, the exterior wall and projecting elements shall be of not less than one-hour fire-resistive construction for a distance of not less than the depth of the projecting element on each side, with any openings therein being protected by three-fourths-hour fire-rated assemblies.

Area separation walls are required by Section 505 (f) 3 to extend vertically from the foundation to a point 30 inches above the roof with the exception of certain roofs of non-combustible or fire-resistive construction, wherein the wall is permitted to terminate at the underside of the roof. While horizontal deviations of the wall are generally not permitted, DCA does allow minor offsets for door recesses, etc., provided the structural and fire-resistive integrity of the wall are maintained. For area separation walls separating buildings of different heights, the wall is permitted to terminate at a point 30 inches above the lower roof, provided the exterior wall of the taller building is of not less than one-hour fire-resistive construction for a height of 10 feet above the lower roof, with openings protected by three-fourths-hour fire-resistive assemblies. Further exceptions similar to those mentioned earlier may permit the wall to terminate at the lower roof level in certain cases.

So, what chores can the handy area separation wall perform? First, as the name implies, it can be used to limit the size of a building to comply with the allowable area limitations of UBC Section 505 (a) and Table 5-A. Second, when it is desirable or necessary to employ two different types of construction within the same building, Section 1701 permits an area separation wall to serve as the required division. Third, an area separation wall may also serve as an occupancy separation required by Section 503, although Section 505 (f) 1

requires fire resistance of the wall to be equal to that which is required for either the area or occupancy separation, whichever is greater. Fourth, Section 3308 permits horizontal exits from one building into another building, with the division assuming the form of an area separation wall. Finally, wherever the UBC requires the installation of a life-safety system “throughout a building,” i.e., sprinklers, smoke removal, fire alarm, etc., an area separation wall can be used to define the limits of the “building” in which the system is required.

Part of being a good mechanic is knowing the capabilities and limitations of your tools, and the area separation wall can be a formidable tool indeed. 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

Jason Clark joined the Investigations Division on March 9, 2000, as a Construction Code Inspector I.

D’Ann Clemmons completed Customer Service Intern classes and was promoted to Customer Service Representative on April 24, 2000.

Kelli Cochran joined the Inspections Division on March 6, 2000, as a Construction Code Inspector I.

Gwendolyn Cubit was reclassified from a Customer Service Representative to a Customer Service Specialist on April 24, 2000.

Debbie Mitchell-Hughes was reclassified from a Customer Service Representative to a Customer Service Specialist on April 24, 2000.

Kris Petersen joined the Inspections Division on March 8, 2000, as a Construction Code Inspector I.

Pam Powell was reclassified from a Customer Service Representative to a Customer Service Specialist on April 24, 2000.

Dan Weber left DCA to pursue other opportunities.

Phyllis Woodson completed Customer Service Intern classes and was promoted to Customer Service Representative on April 24, 2000.

Jack Barnes left DCA for personal reasons on April 30, 2000.



2000 KCBC UPDATE COMMITTEE MEETS

The first meeting of the 2000 Kansas City Building Code Update Committee was held on Thursday, April 20, from 3:00-4:30 p.m. at the Downtown Airport Rotunda Building. The committee is charged with reviewing and revising, as needed, the proposed adopting ordinance, and recommending to the City Council an updated, consensus code package for the City. Subsequent meetings will be held every two weeks until the process is complete. At the first meeting, most of Article I, Administrative, was reviewed and accepted by the committee. When the committee reconvenes on May 4, the remainder of Article I will be discussed, followed by the remaining 14 articles of the adopting ordinance in the weeks to come.

As we noted in the last edition of the *Code Connection*, Kansas City has, in the past, adopted the Uniform Building Code, which was included in the family of codes promulgated by International Conference of Building Officials (ICBO). The current draft of the adopting ordinance proposes the adoption of the family of codes promulgated by the International Code Council (ICC), which is the joint effort of the three national model code organizations: ICBO, the Building Officials and Code Administrators (BOCA), and the Southern Building Code Congress International (SBCCI). The draft recommends adoption of the following International 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*

The ICC codes offer a single, complete integrated 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 voted on by 2,500 code officials in St. Louis 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 draft also proposes adoption of the following codes to complete the package:

- *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*

In the weeks to come, keep checking the *Code Connection* for committee updates or call Don Booth, Deputy Director and Committee Chairman at 816-513-1478 or e-mail him at donald_booth@kcmo.org. □

DCA PLANS REVIEW AVERAGE TURNAROUND TIMES

FOUR-WEEK AVERAGES AS OF APRIL 9, 2000

| | |
|--|-----------------|
| New Commercial Buildings and Additions ----- | 3.2 weeks/plans |
| One- and Two-Family Dwellings----- | 1 day/plan |
| All Other Projects----- | .8 weeks/plan |

NATIONAL CALENDAR OF EVENTS

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

To Be Announced

- 2001 ICC Code Development Public Hearings, Seattle, WA

IN THE ZONE

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

What is the board of zoning adjustment and how can they assist in resolving zoning issues?

The board of zoning adjustment was first established by ordinance on June 4, 192, by ordinance No. 45608.

Section 80-290 Establishment, membership and meetings of board of zoning adjustment, states that the board of zoning adjustment shall consist of five members, who shall be residents of the municipality with five-year overlapping terms. In addition to the five regular members there shall be three alternate members, who shall serve in the absence or disqualification of regular members. The term for such alternate members shall be one year. The mayor, by and with the advice and consent of the council, shall appoint all members of the board provided that not more than two regular members shall reside in the same councilmanic district.

Section 80-300 General powers and duties of the board of zoning adjustment, set forth the powers of the board as follows:

The board shall have the power to hear and decide all matters referred to it or upon which it is required to pass under this chapter.

The board shall have the power to hear and decide appeals where it is challenged there is error in any order, requirement, decision or determination made by the director of codes administration in the enforcement of this chapter.

In passing upon appeals from decisions of the director of codes administration, whenever in any specific case the board shall find and determine that the application of a general rule or regulation governing the use, construction or alteration of buildings or structures or the use of land to the particular case under construction will, by reason of exceptional circumstances or surroundings, constitute a practical difficulty or unnecessary hardship, and that the general purpose and intent of such rule or regulation may be preserved and the health, safety, convenience, comfort, prosperity or general welfare of the community, as provided in this chapter, be secured and substantial justice be done, by specific modification or variance of such rule or regulation to the specific case under consideration, the board may make an order varying or modifying such rule or regulation. In making all orders varying or modifying all rules or regulations, the board shall impose such restrictions, terms and conditions governing use, yards, designs of buildings, time limitations, landscaping and other appropriate safeguards as may be in harmony with the purpose and intent of this chapter. In no case shall the board modify the requirements of this chapter so as to substantially destroy or nullify these requirements.

An application may be filed with the board of zoning adjustment after a zoning determination has been completed identifying the zoning deficiencies or by filing an appeal of a decision of the code administrator.

The above is a general overview of the board of zoning adjustment powers and duties. Chapter 80, Zoning, Code of Ordinances, should be consulted when determining zoning compliance. To obtain a copy of the Zoning Ordinance, please contact the City Planning and Development Department at 513-2846. To request a zoning determination, contact DCA at 513-1500. □

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 DCA City Hall Permit Center 18th Floor, City Hall 414 East 12th Street Kansas City, Missouri 64106 | You may FAX your order and pay by credit card. Call 513-1500 for forms. 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**