

Code Connection

The customer newsletter for the construction and development community.

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

MAY 2004

Holiday Schedule:

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

Monday, May 31, 2004

Memorial Day

Monday, July 5, 2004

Independence Day

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- From the CMR Files
- DCA Staff Changes
- 2004 ICC Spring Meeting

It's Time to Update the Kansas City Building and Rehabilitation Code! No Permit Fee Increases!

The Department of Codes Administration has begun the process of updating the Kansas City Building and Rehabilitation Code (KCBRC). Kansas City last updated the building codes in 2001 with the adoption of the 2000 International Code Council (ICC) family of codes. As the 2003 codes are now available, it is time to update again.

The Department of Codes Administration (DCA) has considered all of the current model codes available and is again recommending adoption of the ICC family of codes, including the following codes: the 2003 International Building Code, 2003 International Existing Building Code, the 2003 *International Residential Code*, 2003 *International Plumbing Code*, 2003 *International Fuel Gas Code*, 2003 *International Mechanical Code*, 2003 *International Private Sewage Disposal Code*, and 2003 *International Energy Conservation Code*. Adoption of the 2002 *National Electrical Code* is also recommended. The currently adopted elevator codes will be retained, including the *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*; and the *Safety Requirements for Personnel Hoists and Employee Elevators for Construction and Demolition Operations*, *ANSI A10.4-1990*. The full text of the first draft of the proposed adopting ordinance is now available for viewing on the DCA webpage at www.kcmo.org/codes. **No permit fee increases are being proposed.**

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 – the International Conference of Building Officials (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 widely used throughout 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

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Administration

Director

J. Barry Archer, P.E., C.B.O.
513-1472
FAX 513-1457
e-mail: barry_archer@kcmo.org

Deputy Director

Donald N. Booth, P.E., C.B.O.
513-1478
FAX 513-1505
e-mail: donald_booth@kcmo.org

Division Manager of Business Services

Tom Briggs
513-1453
FAX 513-1457
e-mail: tom_briggs@kcmo.org

Division Manager of Inspections

Greg Franzen, P.E., C.B.O.
513-1538
FAX 513-1536
e-mail: greg_franzen@kcmo.org

Division Manager of Investigations

Wilson Winn, C.B.O.
513-1577
FAX 513-1536
e-mail: wilson_winn@kcmo.org

Division Manager of Permits

Rick Usher, C.B.O.
513-1468
FAX 513-1456
e-mail: richard_usher@kcmo.org

Division Manager of Plans Review

Gary Marker, R.A.
513-1493
FAX 513-1484
e-mail: gary_marker@kcmo.org

Subscriptions, Address Changes

Pat Williams
513-1472
e-mail: pat_williams@kcmo.org

E-mail Code Questions

e-mail: gary_marker@kcmo.org

the United States and internationally. The ICC offers a single, complete set of construction codes without local, regional, or national limitations.

DCA is recommending the ICC family of codes as it feels that it is the best choice for Kansas City for the following reasons. It:

- Offers the only integrated family of codes in the nation
- Achieves uniformity throughout the K.C. metropolitan area and the United States
- Allows for more affordable construction
- Ensures equal participation by ICC code development committees and eligible ICC voting members through the democratic nature of the ICC code development process
- Combines the expertise of the three nationally recognized former model code groups
- Is recommended by the federal Emergency Management Agency (FEMA), American Institute of Architects (AIA), National Association of Home Builders (NAHB), Building Owners and Managers Association (BOMA), National Multi Housing Council (NMHC), American Seniors Housing Association (ASHA), National Apartment Association (NAA), International City/County Managers Association (ICMA), and others

The proposed code also includes new Residential Building contractor licensing and registration requirements that have been developed with close participation by both Home Builders Association (HBA) and National Association of the Remodeling Industry (NARI).

If you have questions about the code adoption process, please feel free to call Don Booth, DCA Deputy Director, 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 25, 2004

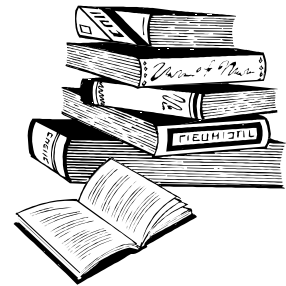
| | |
|---|----------------|
| New Commercial Bldgs. & Additions | 3.6 weeks |
| One- and Two-Family Dwellings | 1 day/plan |
| All Other Projects | 0.7 weeks/plan |



CODE CHAT

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

ONSTAGE



Stages and platforms are specialized building features with posing unique hazards to both their occupants and those of the associated assembly occupancy. To address these hazards, *2000 International Building Code*, Section 410 enumerates various definitions and special requirements which will be highlighted herein.

As with many building features, definitions play a major role in defining the scope of code requirements for stages and platforms. Two primary definitions that must be understood are those for stages and platforms. While the definitions appear similar, there is a critical difference noted in IBC Section 410.2. A platform is defined as a raised area within a building, used for presentations, and is said to have “no overhead hanging curtains, drops, scenery or stage effects other than lighting and sound.”

Conversely, a stage, then, is defined as a space within a building (raised or not) that, by deduction, features overhead hanging curtains, drops, scenery or stage effects. The key word in the definition is overhead. A platform may have props, curtains scenery, etc., provided they are not hung or stored overhead. (See **DCA Interpretation Number CI2004-022.**) The code is concerned about fire loading of such items in an area in which fire fighting may not be readily accomplished or where a fire may not be immediately detected. It is most important to remember that the requirements of this section for stages only apply to those portions of buildings meeting the definition of a stage or appurtenances thereto.

Recognizing the special hazards posed by the aforementioned overhead hanging items, as well as lights, props, etc., on the stage, IBC Section 410.3 addresses special requirements for stages. Section 410.3.1 covers stage floor construction, noting special allowances for stages that incorporate sprinklers below or are separated from the assembly area. Such a separation is addressed in Section 410.3.4, by the provisions for a proscenium wall, which is required to be of not less than two-hour fire-resistive construction. In order to maintain opening protection between the stage and the auditorium, Section 410.3.4 specifies that a self-closing fire-resistive curtain be installed.

Interestingly, IBC Section 410.3.6 requires that scenery used on stages be “rendered flame resistant in accordance with Section 805 of the International Fire Code (IFC).” While this wording implies that the IFC may specify methods of making the props flame resistant, the referenced code section actually refers only to the testing method defined in NFPA 701 for determining the flame resistance of the material.

IBC Section 410.3.7 specifies ventilation for stages as a method of smoke control. This section permits this to be accomplished either by automatic opening roof vents or a mechanical system designed in accordance with IBC Section 909. The intent here is to maintain a tenable environment for egress from the auditorium by keeping smoke from burning scenery, props, etc., on the stage side of the proscenium curtain.

Given the limited amount of fire loading permitted over a platform, IBC Section 410.4 permits some reduction in fire-resistance requirements for platform construction, where the platforms fall within specified area limits. This section also exempts temporary platforms (those which are in place for not more than 30 days) from any fire-resistive construction requirements.

(Continued on page 7)

DCA INTERPRETATIONS

#/CODE

QUESTION

CI2004-021

At what size would a storage room be considered to be a separate occupancy and be required to be shown as such on the construction documents?

2000 IBC
Sec. 302.1

ANSWER

IBC Section 302.1 requires portions of structures to be classified with respect to occupancy. Since IBC Table 302.3.3 first permits the omission of an occupancy separation for storage rooms less than 1,000 square feet, storage rooms less than 1,000 square feet shall not be required to be identified on the construction documents as a separate occupancy.

QUESTION

CI2004-022

Are curtains, drops, scenery or stage effects permitted on a platform, as defined in IBC Section 410.2?

2000 IBC
Secs. 410.2,
410.6

ANSWER

Yes, provided the platform conforms to the same limitations applied to stages in IBC 410.6 Exception 2. The difference between a stage and a platform, as defined in IBC Section 410.2, is that a platform is not permitted to have overhead hanging curtains, drops, scenery or stage effects, but a stage is permitted to have all of those items. Since a distinction is not made in the IBC for the term "overhead hanging" between simply hanging from the ceiling vs. being retractable vertically, the limitations of IBC 410.6 Exception 2 provide a reasonable allowance for limited hanging amenities for platforms while remaining consistent with the original intent of the code as applied to stages. If the limitations of IBC 410.6 Exception 2 are exceeded, then the "platform" shall be considered a stage and all stage requirements apply, including the sprinkler requirement.

QUESTION

CI2004-023
2000 IBC

1. How is the means of egress to be maintained where such means of egress passes through a parking station?

Secs. 1001.1,
1002, 1003.2.8

2. What is the minimum width required for exit aisles in a parking station?

ANSWER

1. 2000 IBC Section 1001.1 requires all buildings to be provided with a means of egress and Sections 1002 and 1003.2.8 state that this means of egress shall be continuous and unobstructed to the public way. Where such means of egress includes a path through a parking station and is confined immediately adjacent to a parking space, the required clear width shall be maintained by striping of the appropriate width on the parking surface. Where the parking of vehicles could restrict the opening of required egress doors, or where the exit or exit access is located directly at the end of a parking space, a physical barrier shall be installed that maintains the required clear exit width and door swing.

2. The IBC does not specify the minimum allowable aisle width for an occupancy group S. Because of the similarity to the examples given for a group B occupancy, the provisions of IBC 1004.3.1.1 and 1004.3.1.2 shall be applied. The exit aisle for a public garage shall be a minimum 36" in width if car is parked on one side, and a minimum 44" in width if a car is parked on both sides.

DCA INTERPRETATIONS

#/CODE

QUESTION

CI2004-024
2000 IBC

What types of construction are allowed for unlimited area covered mall buildings?

ANSWER

Sec. 402.6

Construction types I, II, III or IV are allowed.

QUESTION

CI2004-025
2000 IBC

Must toilet rooms be made accessible within buildings or tenant spaces which are undergoing a change of occupancy where no other work is proposed for the toilet rooms?

3408.3, 3408.5,
3408.7.9

ANSWER

No. IBC Section 3408.3 lists 6 items which must be made accessible in a building or space undergoing a change of occupancy. However, per IBC Section 3408.5, if the toilet room is to be altered, then the room shall be made accessible, except where this is technically infeasible. Where this is the case, the toilet room shall comply with IBC Sections 3408.5 and 3408.7.9.

QUESTION

CI2005-026
1999NEC

May flexible metal raceways be employed for connections to ceiling-mounted light fixtures?

517-30 (c) (3)
Exception 5

ANSWER

Yes. If such a method is acceptable for connection of equipment likely to be moved frequently, the hazard should be no greater for equipment likely to remain fixed in place.

QUESTION

CI2004-027
2000 UPC

UPC 1208.0 requires that temporary gas piping shall meet all UPC requirements “regarding material, sizing, and safety” for gas piping. Can hoses be used for temporary construction heating?

Sec. 1208.0

ANSWER

Listed gas hoses may be used for temporary construction heat if approved via a Code Modification Request (CMR). The application shall include listing information for the hose, length of time for which request is made, the extent of hose to be used, etc. It is not intended that the temporary hose be used beyond the point that the permanent energy source is available.

The approved CMR will also serve as documentation regarding the limitations of use for the serving utility company.

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

PIPING IN ELEVATOR HOISTWAY

**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/codes). 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 subject of this request is a new elevator within an existing building. ANSIA17.1, Rule 102.1, prohibits any equipment within an elevator hoistway that is not related to operation of the elevator. However, the applicant notes that an existing roof drain pipe penetrates the roof above the hoistway and travels across the top of the hoistway prior to penetrating the wall. The applicant proposes to install a drain pan under the pipe with a relief drain pipe routed through the wall to the exterior. This request was determined to meet the intent of the code and was approved

This approval recognized that the intent of the code is to ensure that the elevator equipment is not affected by other building systems or the maintenance thereof. In this case, the drain pan would serve to catch any leakage from the roof drain pipe and route it to the exterior of the building so as not to cause damage to or malfunction of the elevator equipment. Be sure to watch future editions of the *Code Connection* for more informative and interesting tales from the CMR files.

DCA STAFF CHANGES

Terry Elmer was promoted from Construction Code Inspector I to Construction Code Inspector II in the Inspections Division.

Sara Hurst joined DCA as a Customer Service Representative in the Permits Division.

Sara Cecil joined DCA as a Customer Service Representative in the Business Services Division.

Matthew Denney and **Mark Gunther** joined DCA as Construction Code Inspector I’s in the Inspections Division.

Nicholas Domann joined DCA as a Construction Code Inspector I in the Investigations Division.

Khanh Nguyen and **Erica Torres** left DCA to pursue other opportunities.

Section 410.5 recognizes hazards to the stage presented by accessory spaces such as dressing rooms, storage rooms, etc., and, therefore, requires separation from these spaces by fire-resistive construction. The intent is to prevent any fire initiated within a high-fire-load space from spreading to the critical stage areas or other accessory rooms. Finally, Section 410.5.4 requires that stages be provided with a means of egress on each side, regardless of any other means of egress that may be present.

As would be expected for an occupancy with a special hazard, IBC Section 410.6 requires stages to be equipped with an automatic fire extinguishing system. This section specifically lists the related areas that are to have sprinkler protection, such as fly galleries and dressing rooms. Section 410.7 refers to Section 905 for standpipe requirements, which specifies that they are required for stages with an area of more than 1,000 square feet, with an exception that, in sprinklered buildings, the hose connections may be supplied from the sprinkler system.

While history has shown stages and platforms to present areas of safety concern, the code requirements of the IBC are intended to isolate and mitigate those hazards. For questions regarding this subject or any other code requirements, feel free to call the DCA 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. □

2004 ICC SPRING MEETING SHERATON OVERLAND PARK HOTEL, KS

The 2004 ICC Spring Meeting will take place May 16 through May 20, 2004, at the Sheraton Overland Park Hotel, 6100 College Boulevard, Overland Park, KS, and will feature an Education Program, Final Action Code Hearings, and an ICC Expo. Who should attend? Code enforcement officials, both building safety and fire prevention inspectors, plans examiners, architects, engineers, design professionals, builders and contractors have an opportunity to attend this event. For the education event on May 16, gain valuable hands-on solutions to your most critical challenges in the code profession. Have a voice in the final step in the 2003/2004 Code Development Cycle and hear experts in each field debate changes to the International Codes from May 17-20. During the ICC Expo learn about the latest building and construction technologies and products. For more information call 1-800-214-4321 (x229) or go online to www.iccsafe.org/springmeeting. Hope to see you there! □



Code Connection

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

ADDRESS CORRECTION REQUESTED

Visit DCA on the Internet at www.kcmo.org/codes/

DCA Telephone Numbers: Area Code 816

| | |
|---|---------------------|
| Director's Office | 513-1472 |
| Deputy Director's Office | 513-1478 |
| 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 Code Council 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**