

# Code Connection

The customer newsletter for the construction and development community.

CITY OF FOUNTAINS  
HEART OF THE NATION



KANSAS CITY

MAY 2005

## Holiday Schedule:

Development Services offices will be closed on the following dates:

**Monday, May 30, 2005**  
Memorial Day

**Monday, July 4, 2005**  
Independence Day

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- Department Consolidation
- Amended Procedure--400 AMP Residential Electrical Service
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## DEPARTMENT CONSOLIDATION

On May 2, 2005, the Department of Codes Administration (DCA) was consolidated, along with the Development Services Division (DSD) of the Engineering Division of the Department of Public Works, as the new Development Services group of the City Development Department. The former DSD became the Land Development Branch of the consolidated department. Donald Booth, P.E., C.B.O., was named Building Official and Assistant to the Director for the new group. Tom Coyle, AICP, (See article on page 7) was appointed Director of City Development. The functions of the former DCA and former DSD initially will remain the same, however, without the constraints of being in separate departments.

Many developers and development representatives are already familiar with the functions performed by the *Land Development Branch*, namely Permitting, Plat Review, Infrastructure Plan Review, and general services, such as culvert sizing, Grade Ordinances, Street and Alley Vacation Review, and Encroachment/Street Banner Authorizations. Below is a brief description of the various functions that will continue to be provided by this branch.

The Permitting Group is responsible for issuance of private development funded project permits for construction of major public infrastructure, such as street improvements, storm and sanitary sewer improvements, street lighting and signals improvements, public grading improvements, land disturbance permits, drive approaches, sidewalks, and general sewer connections.

The Plat Review Group is responsible for creating proposed development project files and acquiring land development records necessary to identify land development conditions pertaining to plat review and infrastructure improvements, reviewing proposed subdivision final plats and lot splits for conformance to the Subdivision Regulations and the requirements of the Plats Review Committee, City Plan Commission, and Planning Zoning & Economic Development Council Subcommittee

The review of the privately funded development public infrastructure will continue to be provided by the engineering staff of the Plan Review Group. Currently, traffic review, traffic closure review, traffic operation plan review, traffic engineering review, street lighting review, excavation permit review and issuance, right-of-way management, water main extension review and permitting, and water tap or connection permitting will remain outside this

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## DEPARTMENT CONSOLIDATION (Continued on page 1)

branch's responsibilities. Review will be focused on street design, storm and sanitary sewer design, grading, land disturbance, and stormwater studies.

The new Branch will continue to include Quality Control Review (QCR), which is responsible for ensuring package completeness on all submittals, in accordance with the Checklist under the former Department designation. QCR pre-submittal meetings will continue, along with general project meetings and Review Comment Resolution (RCR) meetings, as necessary, to ensure timely and responsive assistance to the development community.

The staff involved in this consolidation, will remain located in City Hall on the 5<sup>th</sup> Floor and maintain their current phone numbers. If you have any questions, please feel free to contact any of our staff for clarification.

**The former staff of DCA wishes to thank Barry Archer for the many years of leadership he provided to his staff and to the City at large. We sincerely wish him the best and want him to know he will be greatly missed.**

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## AMENDED PROCEDURE FOR 400 AMP RESIDENTIAL ELECTRICAL SERVICES

**Information Bulletin (IB) #100**, Requirements for Plans Review Submittal for One- and Two-Family Dwellings, has been amended regarding the plan submittal requirements for an electric service installation. Effective immediately, for detached one- and two-family dwellings, a line drawing will no longer be required for the typical installation of a new electric service of 400 amps or less. This change will simplify the permit application process and the inspection process for a typical one or two family dwelling project. Now, very few projects of this scope will require an electrical plan.

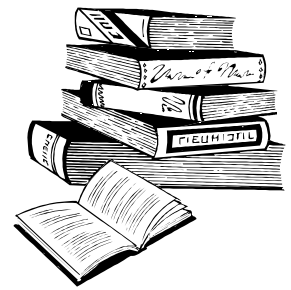
There is no change in the existing procedure for electric services for all other types of projects, including commercial buildings, apartments, townhomes, or any service involving a private transformer or generator. In general, a line drawing is required for an electric service of 400 amps or greater; for services of 800 amps or greater, a plan sealed by a Missouri-registered engineer is required.

Information Bulletin No. 100 may be found on our website at [www.kcmo.org/codes/ibs/ib100.pdf](http://www.kcmo.org/codes/ibs/ib100.pdf). If you have any questions, you may call our code Question Line at 816-513-1511.



## CODE CHAT

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



### WHAT'S NEW WITH ...SMOKE AND HEAT VENTING?

The recently adopted *2003 International Building Code (IBC)* has many similarities with the previously adopted 2000 IBC. However, in the interest of keeping the code current with the state of technology, some changes are made in each three-year code development cycle. This article will attempt to highlight some of those changes as they apply to the subject of smoke and heat venting.

#### Why is Smoke and Heat Venting Required?

For many years, automatic smoke and heat venting has been required in the model building codes for large factory and warehouse type occupancies for the purposes of maintaining a tenable environment for occupants during fire events and for assisting fire fighting personnel during rescue and cleanup operations.

#### Where is Smoke and Heat Venting Required?

As in the 2000 IBC, 2003 IBC, Section 910.2.1, indicates that smoke and heat venting shall be provided in all Group F-1 and S-1 buildings, and portions of buildings used as Group F-1 and S-1 occupancies having more than 50,000 square feet in undivided area. Section 910.2.2 states that smoke and heat venting shall be provided in all Group H-2 or H-3 occupancies over 15,000 square feet in single floor area or those used for the storage of certain classes of materials. Section 910.2.3 states that smoke and heat venting shall be provided in all buildings and portions thereof containing high-piled combustibles or rack storage in any occupancy in accordance with IBC Section 413 and the *2003 International Fire Code*. Finally, smoke and heat venting is required for buildings of Groups F-1 and S-1 occupancy where exit travel distance is increased in accordance with IBC Section 1015.2.

As noted above, Section 910.2.3 references the *2003 International Fire Code* for smoke and heat venting requirements in buildings having high-piled combustibles or rack storage. An important change has been made to IFC Table 2306.2 in the form of a new footnote. Footnote "j" of this table permits the omission of smoke and heat venting where early suppression fast response sprinkler systems (ESFR) are installed. This change has been moved to the body of the IBC in the 2004 IBC Supplement and recognizes the detrimental effects of automatic venting on ESFR systems, as well as the extra protection afforded by ESFR systems. Based on these code changes DCA has created Interpretation Number CI2005-012, which permits the omission of smoke and heat venting for all occupancies where a ESFR sprinkler system has been installed, provided such buildings shall comply with all other requirements specific to the occupancy, i.e., high-piled storage requirements, etc.

#### Design and Installation

2003 IBC Section 910.3 (and Table 910.3) enumerate the design requirements for automatic smoke and heat vents as well as the associated required draft curtains. Draft curtains serve to collect and compartmentalize heat and products of combustion for more efficient operation of the automatic vents. In an important change from the 2000 IBC, Section 910.3.4, Exception, now recognizes that draft curtains have been shown to have a detrimental effect on the performance of ESFR sprinkler systems and are, therefore, no longer required where this type of system is installed, except at the separation of ESFR and regular sprinkler systems.

(Continued on page 6)

# INTERPRETATIONS

## #/CODE

## QUESTION

**CI2005-015**

If one rope from the car to the counterweight is condemned, do the other ropes from the car to counterweight and from the drum to counterweight have to be replaced?

1996 ANSI  
ASME A17.1

## ANSWER

RULE 1200.4d

Yes, all ropes on a drum elevator facilitate the lifting and moving of the car, thus all ropes on a drum machine from the car to counterweight, car to the drum and drum to the counterweight are considered a set. ASME A17.1 RULE 1200.4d requires that if one rope of a set is required to be replaced the entire set shall be replaced.

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**CI2005-016**

## QUESTION

2003 IBC

May an NFPA 13D sprinkler system be installed in a residential care/assisted living facility?

Sec. 903.2.7,  
903.3.1, 03.2.5,  
310.1, 308.2

## ANSWER

See Information Bulletin No. 155.

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**CI2005-017**

## QUESTION

Chapter 18

Sec. 18-16 (b)

Are portable storage facilities considered to be buildings and are building permits required for their placement upon a site?

## ANSWER

No. Portable storage facilities (pods, containers, etc.), regardless of size, are not considered to be buildings and are not required to have permits for installation, provided they are not intended to be used as buildings and have no utility connections. No footings or tie-downs are required and all such containers shall be located in accordance with the requirements of the KCMO Zoning Ordinance and the International Fire Code.

Such containers shall be used for storage purposes only. Any other proposed use will be considered to be a building and will be subject to all requirements pertaining thereto. Public access shall not be permitted for stacked units and any covers, platforms, stairs, etc. associated with such facilities shall be subject to applicable building permit requirements.

Portable storage facilities intended for public use shall be provided with parking, drives and access aisles as required by the Zoning Ordinance and Chapter 52 of the KCMO Code of Ordinances

**FROM THE FILES...**  
**REAL CODE MODIFICATION REQUEST CASE HISTORIES**  
**EGRESS TO YARDS WITH LOCKED GATES**

**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 City Development Department, Development Services, (CDD-DS) files.” Doing so permits one to rationalize any apparent code discrepancies by investigating the files for the building in question. In order to facilitate this, CDD-DS 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 Information Bulletin Number 101 (available on the web at [www.kcmo.org/codes](http://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 the former Department of Codes Administration.

The subject of this request is a new, group b-2/a-3 baseball training facility. A portion of this work consisted of the installation of a fence around the site with locked gates. *International Building Code* Section 1002.1 states that the exit system from this building shall be continuous and unobstructed to the public way. The applicant proposes to employ the provisions of IBC Section 1003.3.2.2 which permits fences with locked gates around school grounds, provided there is a safe dispersal area within the fence not less than 50 feet from the building with an area of not less than 3 square feet per occupant. This request was determined to meet the intent of the code and was, therefore, approved

This approval recognized that the intent of the code is to permit egress from the building to a safe area and that such a concept can be effectively applied to occupancies of other than Group E. Be sure to watch future editions of the *Code Connection* for more informative and interesting tales from the CMR files.

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

**Four-Week Averages as of May 15, 2005**

<b>New Commercial Bldgs. &amp; Additions .....</b>	<b>3.6 weeks</b>
<b>One- and Two-Family Dwellings .....</b>	<b>1 day/plan</b>
<b>All Other Projects .....</b>	<b>0.6 weeks/plan</b>
<b>Quality Control Review (QCR) .....</b>	<b>&lt;2 days</b>

## Mechanical Smoke Exhaust

As an alternate to automatic gravity vents, IBC Section 910.4 permits smoke exhaust to be accomplished by means of a mechanical system, sized in accordance with Section 910.4.2. IBC Section 910.4.3 requires that the smoke exhaust system be automatically activated by the automatic sprinkler system or by heat detectors, and further requires manual controls for each fan unit. However, in recognition of the detrimental effects of smoke and heat venting by mechanical systems on ESFR sprinkler systems, CD-DS permits mechanical smoke removal systems to be controlled by manual means only when requested through the Code Modification Request process.

As was the case in the 2000 IBC, 2003 IBC Sections 910.4.3 through 910.4.5 address wiring and control for mechanical smoke exhaust systems. These sections require protection for the wiring to ensure availability of the system during fire conditions and specify that the controls shall also be protected and accessible from outside of the building. Finally, Section 910.4.6 requires mechanical smoke exhaust controls to be coordinated with comfort air handling systems to ensure controllability by fire crews.

While code requirements for smoke and heat venting change from time to time to address new technologies, the intent is the same—to achieve a high level of life safety while permitting flexibility in design. For questions regarding this subject or any other code requirements, feel free to call the Code Question Hotline at (816) 513-1511, where a helpful associate stands ready to provide assistance in applying code interpretations to individual situations. You may also obtain e-mail answers to code questions from [gary\\_marker@kcmo.org](mailto:gary_marker@kcmo.org).

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## MEET DION WALDON

**Dion E. Waldon, P.E., A.C.E.**, is the division manager of the new Land Development Branch the City Development Department and has been with the City since July 1994. He has been involved in land development since graduating with a bachelor's degree in civil engineering from the University of Missouri, Rolla, in 1994 and a master's degree in Public Administration from the University of Kansas in 2002. He is a registered Professional Engineer in Missouri and a member of the American Public Works Association (APWA).

Mr. Waldon was the principal assistant to the City Engineer in the Public Works Department and managed four of the eight sections in the Engineering Division for the department: Private Development Funded Public Infrastructure Plans Review, Plat & Subdivision Review, Site Plan Building Review Support for the Building Official, and Infrastructure Permitting. These four groups comprised the Land Development, Development Services function in Public Works, which have now been consolidated into the new Development Services group of City Development.

Prior to his appointment with the City of Kansas City, Mr. Waldon began his professional career with the Kansas City District Corps of Engineers as a civilian employee working on designs of State Parks and major flood control projects. After graduation, he practiced as an engineering consultant on development project ranging from single-family residential to heavy industrial in both Kansas and Missouri for approximately eight years. He served as chair and co-chair on several committees of the Metropolitan Chapter of American Public Works Association, including the Joint Cooperative and Water Resources Management Committees, focusing on the development of the regional standards affecting new development and improving stormwater management and water quality. During his time with the City, he has also managed the Public Works Department GIS section, Special Projects Federal Flood Control Projects section, and Street Lighting Capitol Improvement section.

Development Services is fortunate to have someone of Dion's caliber and we welcome him to his new position.

## *MEET TOM COYLE, THE NEW DIRECTOR OF THE CITY DEVELOPMENT DEPARTMENT*

**T**om Coyle has been in local government planning and development since 1983. A graduate of California State University Northridge in political science with a Master of City Planning from San Diego State, Tom has worked in the California cities of Merced, Simi Valley, Manhattan Beach, and Indian Wells. In 1994, Tom worked for the Department of Defense as a project manager for the Fort Irwin expansion, which is located adjacent to the Death Valley National Monument. When he realized he missed the dynamics of local government service, Tom accepted the job as Director of Development Services with Bryan, Texas in 1995. In that capacity, he was able to oversee an agency whose mission was to integrate all elements of the property development process. Bryan, Texas, which is adjacent to Texas A&M University, was awarded the Texas Chapter award for the Community of the year in 2000.



In 2001, he relocated to Eugene, Oregon, to take the position of Executive Director for Planning and Development. His primary charge in that capacity was to address development review issues as they relate to customer service, neighborhood engagement, and application of “Smart Growth” principles. Eugene’s Planning and Development Department was subsequently acknowledged by the local home builder’s association and the chamber of commerce for improvements to local permitting systems.

Tom has one daughter, Kelsey, who recently started at Chinn Elementary. Kelsey is nine. Both Tom and his daughter are baseball enthusiasts who plan to visit all of the major league parks by the time she is 18. A below average golfer, Tom enjoys the camaraderie of golf more than good play.

Tom’s view on the development process:

“My philosophy is that the development review process is a collaborative dialogue between city staff and stakeholders, and by the time the project gets approved, most of the issues that need to be addressed for any type of new construction are worked through to solution.”

Concerning changes to the current development process in Kansas City, Tom had this to offer:

“It’s important that you don’t come with any preset paradigm about what the problems are. Talk to stakeholders, external and internal.”

“One of the exciting things about the position is (City Manager) Wayne Cauthen’s alignment of the different departments under planning and development. That’s a current model that a lot of communities have success using, including Eugene and Bryan, Texas.”

“It’s a development services model, where you get all participants from city departments that are responsible for development review. It provides you a lot of diagonal relationships, where planners talk to inspectors more often, for example. It’s a great way to get more out of the resources that the city has.”

Next time you are in City Hall, stop by Tom’s office on the 15th floor and say hello.

# Code Connection

City Development Department  
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ADDRESS CORRECTION REQUESTED

Visit CD-DS on the Internet at [www.kcmo.org/codes/](http://www.kcmo.org/codes/)

### Telephone Numbers: Area Code 816

Development Services Manager .....	513-1472
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)
Land Development .....	513-2593

### 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 CDD-DS office.

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

- 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
- Special Inspections Program Manual.** Price: \$5.00
- Fee Schedule.** Price: \$2.50

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

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

The following publications are available from the International Code Council Regional Office (455-3330).

- 2003 International Building Code*
- 2003 Uniform Plumbing Code*
- 2003 International Mechanical Code*
- 2002 National Electrical Code*
- 2003 International Residential Code*

# *IMPORTANT NOTICE*

This will be the last printed/distributed edition of the *Code Connection*. Please visit our website ([www.kcmo.org/codes](http://www.kcmo.org/codes)) for all further editions, which will be published in January, March, May, July, September, and November.

If you would like to receive e-mail notifications when future editions will be available on our website, please complete the form below and return to:

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City Development  
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414 E. 12th Street, 5th floor  
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To receive e-mail notifications when future editions of the *Code Connection* newsletter will be available on the internet ([www.kcmo.org/codes](http://www.kcmo.org/codes)), please complete and return to the address listed above.

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