

# Code Connection

The customer newsletter for the construction and development

CITY OF FOUNTAINS  
HEART OF THE NATION



KANSAS CITY

May 2006

## Holiday Schedule:

City Planning & Development offices  
will be closed on the following dates:

**Monday, May 29, 2006**

Memorial Day

**Tuesday, July 4, 2006**

Independence Day

## In this issue:

- Final Plat Requirements
- Building Safety Week
- Code Chat
- From the CMR Files
- New CBO
- Staff Changes

## *EFFORTS TO REVISE FINAL PLAT APPLICATION REQUIREMENTS!*

The Land Development Division met with development stakeholders on February 6 and with the Development Advisory Committee on February 16 to review and present changes discussed and agreed to as being beneficial to streamlining the Final Plat process from application entry to ordinance passage.

To streamline the Final Plat process the stakeholders identified that the Final Plat Application Form would need to be modified as follows:

- 1) Amended Section 2 to separate the “Agent,” “Applicant,” “Owner,” and “Surveyor” contact information, and to identify an Agent acting on the Applicant’s or Owner’s behalf.
- 2) Add a Section 3 footnote to clarify how the City can assist in obtaining the County’s Assessor Parcel Number (APN) information to use in filling in the application form. Applicants sometimes acquire this information directly from the County Assessor’s Office. We have suggested using KivaNet to look up the information.
- 3) Change Section 6 to request 18 copies of the Plat to be separated from the 20 copies, and to request a copy of the approved Street Name Sign Plan at the time of application if applicable per the controlling ordinance.
- 4) Change Section 7 to eliminate the following requirements:
  - a. 3 Original signed copies of the private covenants, conditions and restrictions;
  - b. Release of any dedicated rights-of-way from and subordination of any deeds of trust to any building lines and easements shown on the plat;
  - c. Subordination of any existing utility easements where in conflict with proposed rights-of-way;
  - d. Apportionment of special assessments on land to be dedicated to public right-of-way;

(Note: Items (a) through (d) will now become clearance memo items. Typical Final Plat ordinance language will be amended to reflect appropriate “subject to” clauses, which will allow the Council to approve the Final Plat Ordinance subject to receiving the required

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**E-mail Code Questions**

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supplement information prior to releasing the Final Plat for Recording.)

...and to add the following:

- e. 1 copy of the Application Form in the separate envelope;
- f. 2 Copies of the Final Plat Drawing in the separate envelope;
- g. Information on the Park Board resolution number;

City staff intends to finalize discussions on internal application handling improvements in order to ensure the successful processing of Final Plat applications at time of application entry through to final ordinance acceptance. Once these internal discussions are completed an effective date will be announced indicating when all applications should begin using the new Final Plat Application Form. We appreciate everyone's efforts and contributions in helping us make these long overdue changes to the process. We anticipate implementation of the new requirements in the near future. To view the new application, please see "Proposed Final Plat Application" link at [www.kcmo.org/planning.nsf/devmgt/dvmappli?opendocument](http://www.kcmo.org/planning.nsf/devmgt/dvmappli?opendocument).

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**CITY COUNCIL PROCLAIMS  
MAY 7 - MAY 13, 2006  
BUILDING SAFETY WEEK**

**O**n May 4, City Council passed a resolution proclaiming the week of May 7 through 13, 2006, Building Safety Week. The event is a time for recognizing that local building and related safety codes—and the people who enforce them—have a very important role in ensuring the built environment is both safe and livable. It is also a time for renewing code officials' commitment to educating the public about building codes and their purpose and use in daily life.

City Planning and Development Department celebrated by posting signs and providing free flyers to staff and customers on various topics such as mold elimination, flood clean-up, disaster preparedness, the benefits of building codes and permits, and careers in code enforcement. A list of the Kansas City, Missouri, adopted model codes is posted on the department's website, [www.kcmo.org/codes](http://www.kcmo.org/codes).

Further information on Building Safety Week is available on the International Code Council's website, [www.iccsafe.org](http://www.iccsafe.org). Code Questions staff, (816) 513-1511, are available to answer questions specific to the Kansas City, Missouri, adopted codes.



# CODE CHAT

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

## WOODWORKING ESTABLISHMENTS



One question frequently arises regarding woodworking establishments: Are they considered to be a Group H occupancy under any conditions? Some confusion on this subject is due to the fact that woodworking establishments are known to create large quantities of dust, and IBC Section 307.4 classifies buildings containing combustible dusts as occupancy Group H-2. Also, prior editions of the legacy codes (Uniform Building Code) classified woodworking establishments as Group H unless they met specific exhaust/dust collection criteria.

In the 2003 IBC Section 306.2, however, both millwork and woodworking establishments are now specifically listed as Group F-1 occupancies. One of the reasons for this paradigm shift is that the requirement for exhaust, dust collection, fire protection and explosion prevention systems are now mandatory, thereby addressing the major hazard found in the occupancy, i.e., the possibility of explosion caused by combustible dusts suspended in the air.

### Exhaust System

Given the importance of the exhaust and dust collection system to this occupancy type, a pertinent question is, what exactly are the requirements for these systems and where may they be found? 2003 IMC Section 510.2.1 requires equipment or machinery located inside buildings at woodworking facilities which generate or emit combustible dusts to be provided with an approved dust-collection and exhaust system. This section further states that such systems shall also be in conformance with the *International Fire Code* which addresses the issue in Section 1903. IFC Section 1304, which includes explosion protection standards, also applies since it is referenced by IFC Section 1903.

### Fire Protection

In addition to the general requirements of IBC Section 903.2.3 for automatic sprinklers in Group F-1 occupancies, IBC Section 903.2.3.1 requires an automatic sprinkler system to be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in area which generate finely divided combustible waste or finely divided combustible materials. The 2003 IBC Commentary clarifies that the sprinkler requirement applies where the *area of the woodworking operation exceeds 2,500 square feet* (not the entire fire area). This document further notes that the phrase “finely divided combustible waste” is intended to describe particle concentrations that are in the explosive range.

### Explosion Prevention

Among the other explosion prevention standards listed in IFC Table 1304.1 is the *2002 National Electrical Code*. Article 500.5 (C) enumerates the various hazardous location classifications for spaces in which combustible dust is, or may be, present in the air in quantities sufficient to produce explosive or ignitable mixtures or where malfunctioning of processing equipment may occur. Article 500.7 enumerates the appropriate explosion protection techniques for the various classes of spaces which may be present in woodworking establishments while Article 502 lists specific material and component requirements for such areas.

(Continued on page 4)

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

## ***EXIT DISCHARGE***

**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 Development Services.” Doing so permits one to rationalize any apparent code discrepancies by investigating the files for the building in question. In order to facilitate this, CPD-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 CPD-DS **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 CPD-DS.

The subject of this request is a proposed, new, multi-story, Group R-2/S-2 apartment building. The residential portion of the building consists of a tower situated upon a parking garage. The exit enclosures egress through exterior doors and onto the solid poured concrete roof of the parking garage below. IBC Section 1023.6 states that this exit discharge shall lead directly to a public way. However, the applicant requests that the exit discharge from this building be permitted to lead onto the garage roof and for this area to be permitted to be treated as an exterior egress balcony as regards code requirements. The applicant further notes that the roof of the garage was of not less than two-hour fire-resistive construction and that the space was open to the sky above. This request was approved based on the information given.

This approval recognized that the intent of the code is to provide a smoke free, fire-resistive separation of the egress path from the remainder of the building. While the exit enclosure did not terminate at a public way, the separation of the egress path at the level of discharge was found to provide the intended level of protection. Be sure to watch future editions of the *Code Connection* for more informative and interesting tales from the CMR files.

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CODE CHAT (*Continued from page 3*)

Code requirements for woodworking establishments are based on very specific criteria requiring careful study and interpretation of the wording and definitions. As noted above, identification of all applicable code requirements involves crosschecking references from various adopted codes. For questions regarding this subject or any other code requirements, feel free to call the City Planning & Development – Development Services 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](mailto:gary_marker@kcmo.org).

## *CPD-DS CONGRATULATES NEW CBO*

CPD-DS is pleased to announce that **Heath Perkins**, Development Specialist I in the Plans Review Division, received certification from the International Code Council (ICC), as a Certified Building Official (CBO) on April 26, 2006. Becoming a Certified Building Official reflects his dedication to education in the field of code enforcement and required the passing of examinations which test candidates' knowledge in technical, legal and management areas of code enforcement. The ICC CBO program is a voluntary professional credential, though it is often recognized by local and state governments as a mandatory employment requirement. Heath joins CPD-DS associates **Don Booth, Rick Usher, Greg Franzen, Wilson Winn, David Skaff, Bill Watson, Steve Ward, Jomy Puthumana, Jeff Lee, Sy Noorbakhsh and Charles Evans** as CPD-DS Certified Building Officials. Mr. Perkins has been with CPD-DS since June 1999 and as a Plans Examiner in the Plans Review Special Assignments Branch since March 2006.



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## *STAFF CHANGES*

**Nichol Bass**, Customer Service Representative, joined the Business Services Division.

**Christine Bassett** was promoted from Customer Service Representative to Customer Service Specialist and joined the Business Services Division.

**Cliff McQuillen** was promoted from Administrative Assistant II to Administrative Assistant III and joined the Business Services Division.

**Dee Ann Gregory**, Development Specialist I, joined the Permits Division.

**Joe Gentile**, Principal Engineering Tech, **Robert Swarts**, Engineering Tech III, and **Michelle Tevis**, Engineering Tech III, joined the Land Development Division.

**Ali Rostampour**, Construction Code Inspector I, joined the Inspections Division.

**Troy Anderson**, Construction Code Inspector I, joined the Investigations Division

**Jason DeGrave, Gnani Mahaalingham, John Riley, and Walter Haith** left to pursue other opportunities.

# Code Connection

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ADDRESS CORRECTION REQUESTED

Visit CPD on the Internet at [www.kcmo.org](http://www.kcmo.org)

### 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 CPD-DS 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. *2003 International Building Code*
2. *2003 Uniform Plumbing Code*
3. *2003 International Mechanical Code*
4. *2002 National Electrical Code*
5. *2003 International Residential Code*