

Code Connection

The customer newsletter for the construction and development community.

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

NOVEMBER 2001

Holiday Schedule:

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

Thursday, November 22
Thanksgiving

Tuesday, December 25
Christmas

In this issue:

- New Codes Mandatory
- Customer Service Week
- Code Chat
- DCA Interpretations
- National Calendar
- From the CMR Files

NEW CODES MANDATORY DECEMBER 3, 2001

In case you haven't heard, the new Kansas City Building and Rehabilitation Code (KCBRC) became effective September 4, 2001, includes the following codes, as amended:

- 2000 International Building Code (ICC)
- 2000 International Residential Code (ICC)
- 2000 International Private Sewage Disposal Code (ICC)
- 2000 International Fuel Gas Code (ICC)
- 2000 International Mechanical Code (ICC)
- 2000 International Energy Conservation Code (ICC)
- 1997 Uniform Code for Building Conservation (ICBO)
- 1999 National Electrical Code (NFPA)
- 2000 Uniform Plumbing Code (IAPMO)
- ASME A17.1-1996 Safety Code for Elevators and Escalators
- ASME A17.3-1996 Safety Code for Existing Elevators and Escalators

You may also be aware that a 90-day grace period was established during which projects designed under the 1991 code package may be submitted for review and permit. This article is intended to serve as a reminder that the grace period ends on December 3, 2001. Projects will be reviewed, permitted and inspected based on the requirements of the 1991 code package, provided they are submitted prior to December 4, 2001. All projects submitted after December 3, 2001, will be reviewed under the new KCBRC. DCA also established the same 90-day grace period for obtaining permits from residential master plans within which new master plan permits may be issued from existing master plans approved under the previous code. After December 3, 2001, however, any master plan permit application shall reference a plan which has been approved under the 2000 KCBRC package. Applicants wishing to obtain permits based on master plans approved under the previous code shall submit a new copy of the master plan for review and approval in accordance with DCA **Information Bulletin Number 100**, showing any modifications required by the 2000 KCBRC package.

The KCBRC is available on-line (www.kcmo.org/codes) by clicking on **Building and Rehabilitation Code** or you may purchase the KCBRC from DCA's offices. Please feel free to contact the DCA Code Question Line at (816) 513-1511 for any questions you may have on this issue.

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NOVEMBER 2001**



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Administration

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CUSTOMER SERVICE WEEK

In honor of Customer Service Week (October 1-5, 2001), Director **J. Barry Archer**, P.E., C.B.O., declared the week **Hats Off to DCA Staff Week**. DCA takes pride in providing outstanding Customer service to both external and internal customers, which was reflected in our Customer Satisfaction Surveys. For the first five months of this fiscal year, DCA's overall rating was 9.23 (on a scale of 1 to 10). To thank the staff for a job well done, a proclamation was prepared, certificates of appreciation were presented, and refreshments were served Monday, Wednesday, and Friday mornings. During the festivities, several members of the staff shared customer service success stories and submitted helpful hints and suggestions on ways to provide even better customer service. Way to go, DCA! Keep up the good work!

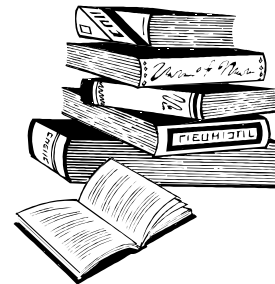
The following are just a few of the comments listed on the surveys.

- "I'm very impressed with the way you're running your office [Plans Review] and the streamlining of your office systems. Your people have a very high morale and are very helpful. I have hopes that the surrounding cities take note of what you've done" – Lee Mai, Decks by Design
- "extraordinary . . . pat on the back . . . fine job . . . darned good employee . . . give her [D'Ann Clemmons] a raise or buy her dinner . . . service was excellent" – Roy Murphy, appraiser
- "Firoze [Gaslightwala] had the best attitude of any City worker I have worked with." – Tim Hacker
- "Larry Sams is really interested in making things work." – Matt Doll
- "Mr. [Jomy] John pointed out an exception to [the] building code review procedure that saved us a lot of time. Debbie [Mitchell-Hughes], Roxanne [Coates] and Cliff [McQuillen] were extremely helpful, courteous and timely." – Fred Zimmerman, MKEC Consulting Engineering, Inc.
- "Rick [Usher] provided me with excellent information to look up on the computers on the 18th floor. He is showing the paramount of professionalism . . ." – M. A. Mosley
- "A note of thanks for your wonderful assistance on July 5 – you truly cleared the path. I was able to access the 18th floor and complete the assignment in record time . . . I think you [Jose Portuguese] are great." – Janice Pippin, U. S. Census Bureau.
- "I am impressed by the computer system's speed. Every person I spoke with [Permits Center] seemed happy to be at work – a nice change." – Ed Weir
- "I appreciate your professionalism, your good attitude and work ethic. Always, you return calls, respond to messages and provide the utmost help, and on top of it you are POLITE and PLEASANT about it. The City is lucky to have you [Melissa Brill]!" – Pat Gallagher, Mayor's Office ■



CODE CHAT

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



FREQUENTLY ASKED RESIDENTIAL QUESTIONS PART II

One of DCA's many customer services includes a code question hotline which is attended from 8:00 a.m. to 5:00 p.m., Monday through Friday (dial 816-513-1511 to speak to one of our helpful DCA associates). Queries received on the code question line range from the outrageous to the bizarre; however, some questions, particularly those regarding residential properties, arise over and over again. It is the mission of this series of Code Chat articles to enumerate and answer some of these Frequently Asked Residential Questions.

This month's frequently asked question, arising from the general public's overwhelming desire to do the right thing, is "What are the plan submittal requirements for my _____ project?"

New One- or Two-Family Dwelling or Addition Thereto. Required plan submittal information includes the following: Site plan, Foundation Plan, Floor Plans, Roof Information and Elevations. Details and Notes shall include, but shall not be limited to, the following features/information:

1. **Windows.** Note where safety glazing is to be installed; note size, location, and type of windows used to satisfy bedroom egress requirements.
2. **Stairs.** Note rise and run, headroom clearance and width; provide details for special stairs (e.g., spiral, winder, and circular).
3. **Dwelling unit separations.** Provide detail or note of proposed construction for fire separation wall between duplex units and/or townhouse units. Fire resistance rated assembly design numbers are to be provided.
4. **Garage separation.** Provide detail or note of proposed construction between attached garage and living space in the dwelling. (No openings are allowed between bedrooms and garage areas.)
5. **Structural Details:**
 - a. Provide sufficient details and/or sections to show the transfer of roof and floor loads through the various structural elements in the building.
 - b. Provide sufficient details to clearly demonstrate the structural adequacy in such situations as offset bearing walls, cantilevered beams, and vaulted ceilings.
 - c. Provide thickness and required reinforcement for any raised concrete slabs that have backfill material that exceeds 24 inches of compacted sand or gravel or 8 inches of earth. For basement slabs and garage slabs, this may entail a design which includes a combination of grade beams, piers, reinforced slab, and pier footings designed to sustain live loads of 30 psf (sleeping areas), 40 psf (living areas), or 50 psf (garages; also 2,000-pounds concentrated load.) Designs for these structural slabs shall be prepared and sealed by a professional engineer or registered architect (registered in Missouri). **DCA Information Bulletin No. 114, One- and Two-Family Standard**

(Continued on page 4)

Garage Slab Details, contains standard drawings which may be used, where applicable, in plans submittal in lieu of providing an engineered design.

d. Note on plans the size of all beams, headers, and columns used.

6. **Energy conservation.** Note type and thickness of wall, crawl spaces, and attic insulation to be used; include R-values for each.

Please refer to DCA **Information Bulletin Number 100** for more detailed information regarding specific requirements for the above mentioned documents and the submittal process.

Detached Accessory Building. See above, except for one-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, with a projected roof area not exceeding 200 square feet, for which permits are not required.

Basement Finish. Plans not required for permit issuance.

Swimming Pool. Four (4) copies of a site plan showing the address of the property, the location of the proposed swimming pool, all other buildings on the property and all property lines. The property owner may have a mortgage survey which shows property lines and existing buildings on the property. If so, the proposed swimming pool may be drawn on a copy of this mortgage survey. Otherwise, a scaled drawing is required. The site plan shall also indicate the location of the electrical service-drop conductors, overhead or underground, running from the utility lines to the house. No overhead conductors may pass above or within ten (10) feet horizontally of a swimming pool. No underground conductors may pass under or within five (5) feet horizontally of the swimming pool.

Deck. Site plan only, except for those decks which are not more than 30 inches above grade and not over any basement or story below, for which a permit is not required.

Retaining Walls. Site plan and structural calculations, except for those retaining walls which are not over four feet in height measured from grade on the low side of the wall (for which a permit is not required, unless supporting a surcharge or impounding flammable liquids or when adjacent to a public right-of-way). DCA interprets “adjacent to the public right-of-way” as being located within a distance from the public right of way that is less than the height of the wall in question.

Driveway, Walk or Patio. No drawings or permit required, except for those for which are required parking stations, access drives and drive approaches for new dwellings, additions, or detached accessory buildings which are required to be shown on the site plan for those buildings.

Private Sewage Disposal System. Site plan drawn to scale completely dimensioned, showing direction and approximate slope of the lot, location of all present or proposed retaining walls, drainage channels, water supply lines or wells, paved areas or structures on the lot, number of bedrooms in the structure, and location of the sewage disposal system in relation to lot lines and structures.

Fence. No drawings or permit required. (Fences shall not exceed six (6) feet in height on a residential lot.)

While building codes and permit requirements may, at times, seem restrictive, it is also important to know those instances where greater latitude is given. For any 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. □

DCA INTERPRETATIONS

#/CODE	QUESTION	ANSWER
CI2002-002 91 UBC Secs. 1709, 3006	For the purpose of determining fire-resistance requirements, are lintels supporting masonry veneer governed by 1991 UBC Section 1709?	No. These elements are not considered to be supporting masonry walls and, therefore, need not comply with the provisions of Section 1709; however, they shall comply with Section 3006, which requires them to be noncombustible.
CI2002-003 91 UBC Secs. 505(f), 508	If utilizing the provisions of UBC 508 to substitute an automatic sprinkler system for one-hour fire-resistive construction, can the one-hour fire-resistive roof-ceiling construction required by UBC 505(f), Exception 2, be eliminated?	No. UBC 508(c) indicates that elements of an area separation wall cannot be reduced or eliminated under that provision. As the fire-resistive roof/ceiling assembly required by UBC 505(f), Exception 2, is a required element of the area separation wall; it cannot be eliminated under the provisions of UBC 508.
CI2002-004 2000 IBC Secs. 506.3, 903.1.2, 903.3.1.1, 903.3.1.2	For the purpose of allowable area increases, may an NFPA 13R automatic sprinkler system be employed for a Group R-2 occupancy when automatic sprinklers are also required by Section 903.2.8?	No. Section 903.1.2 states that such systems shall not be recognized for the purposes of exceptions or reductions permitted by other requirements of the International Building Code.
CI2002-005 1993 NEC Secs. 250-46, 250-86	Is a permit and inspection required for lightning protection systems installed on or in a structure?	Provided that the system or a portion thereof is not required or regulated by the Code, a permit is not required. Examples of regulated items include a lightning surge arrester (Article 280), bonding of the lightning protection system to the electrical service grounding electrode system (Section 250-46), etc.
CI2002-006 Code of Ordinances Sec. 18-16(b)	Are plans required for mechanical, plumbing and electrical systems within Group R-3 occupancies within multi-unit buildings that are separated by area separation walls?	No. Approved plans are not required for such residential occupancies unless the systems in question serve more than one single unit or duplex. Plans are required for portions of such systems that are used in common, including, but not limited to, common building sewers, water or electrical services, etc.
CI2002-007 Code of Ordinances Chapter 18	What constitutes full-time, active-capacity, direct supervision; and what tests may be applied to determine whether a designated qualified supervisor is providing such supervision?	Answer too lengthy to publish. Please visit our website (www.kcmo.org/codes), and look up CI2002-007 under DCA Code Interpretations for the answer.

DCA INTERPRETATIONS

#/CODE	QUESTION	ANSWER
CI2002-008 1991 UBC Sec. 3305(j)	May elevator doors open directly into fire-resistive corridors when not connecting more than two levels and having no other unprotected openings in the shaft?	Yes, for corridors on adjacent floors which are connected by open stairs. Elevator shafts are similar to stairways which are permitted to connect corridors on not more than two levels. Therefore, fire-resistive elevator shafts which connect not more than two levels and having no other unprotected openings may open directly into fire-resistive corridors without a lobby separation.
CI2002-009 2000 IMC Sec. 507.2.1	Is a Type I kitchen exhaust hood required over a range?	The type of exhaust hood required over any piece of cooking equipment shall be determined by the use of the equipment. A Type I hood shall be required only over equipment which, as used in the specific installation, produces grease or smoke. The intended use of the equipment shall be documented by the designer and/or owner and conditions shall be placed on the certificate of occupancy, in such instances, to clarify the terms of the approval. The Fire Marshall's office has the responsibility for verifying continued compliance with those conditions during annual inspections.
CI2002-010 Chapter 18 Secs. 28-4(a), 28-6(a)	Who may prepare plans and as-built drawings for a floodplain certificate application?	Plans and as-built drawings for floodplain certificates may be prepared by any architect, engineer or land surveyor registered in the state of Missouri.
CI2002-011 1997 UCBC Sec. 504.2, Excep. 2	May existing exterior wall openings be permitted to remain in locations where openings are prohibited due to location on property by the 2000 International Building Code?	Yes. 1997 UCBC Section 504.2, Exception 2, permits such openings to remain in buildings with an automatic sprinkler system throughout.

NATIONAL CALENDAR

October 28-Nov. 1	SBCCI and ICBO Research and Education Conference	Greensboro, NC
November 15	Proposals Due to Submit Changes to ICC Codes and Standards for the 2002 Code Development Cycle	
February 8-11	NAHB International Builder's Show	Atlanta, GA
April 8-19	ICC Code Development Hearings	Pittsburgh, PA

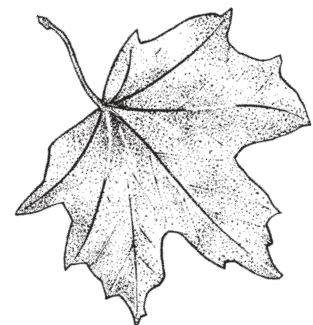
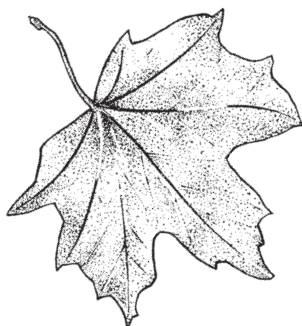
FROM THE FILES...
REAL CODE MODIFICATION REQUEST CASE HISTORIES
CONDENSATE OVERFLOW DRAINAGE

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). 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 mixed occupancy building consisting of a Type 1-FR, four level underground parking garage upon which will be constructed two, Type 1FR, six-story, Group B-2 office buildings, a one-story, Type 1-FR, Group A-3 restaurant, a one-story, Type 2-N, Group A-3 train museum and several other site structures. Due to the difference in construction type between the Type 1-FR office building and the attached type 2-N train shed, 1991 UBC Section 1701 (a) requires that these two buildings be separated by an area separation wall as described in Section 505 (f). However, section 505 (f) 4 requires that this wall shall extend to the foundation. In lieu thereof, the applicant proposes to terminate the wall at the roof of the parking garage structure below it, which is constructed of and supported by four-hour fire-resistive construction. The applicant further notes that this rating matches that which is required for an area separation wall and that the 1997 UBC Handbook recognizes this construction as the equivalent of a horizontal area separation which would otherwise not be permitted.

This request was approved based on the complete separation of the Type 2-N portion of the structure from all other portions by construction of a fire-resistive rating equal to that which is required by UBC Section 1701 for a type of construction separation. The horizontal component of the separation, while not normally permissible for true area separations, was accepted on the basis that it is constructed of reinforced concrete which would not be affected by the collapse of the one-story, Type 2-N structure above. Be sure to watch future editions of the Code Connection for more informative and interesting tales from the CMR files. ◻



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 513-1500 (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 from DCA.

1. **Chapter 18, Kansas City Building and Rehabilitation 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
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 and Development Department (513-2846 FAX 513-2838).

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

The following publications are available from the International Conference of Building Officials Regional Office (455-3330 FAX 454-8887).

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**