

Code Connection

The customer newsletter for the construction and development community.

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

NOVEMBER 2002

Holiday Schedule:

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

Thursday, November 28, 2002

Thanksgiving

Wednesday, December 25, 2002

Christmas

In this issue:

- Permit Activity Strong
- KIVA Report
- Certified Permit Technician
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PERMIT ACTIVITY STRONG THROUGH SEPTEMBER

The total number of construction permits issued, fiscal year-to-date, through the month of September has increased by 48.6% over the same period of time last year. From May through September of last year 7,572 permits were issued. This year, during the same period of time, 11,251 permits have been issued. Much of the increase in permit activity is due to the strong residential construction market; however, commercial activity also has remained fairly strong. See charts on page 4. □



KIVANET REPORT NOW BEING USED BY UTILITY COMPANIES

In our continuing efforts to enhance customer service, a KIVANET report was generated that now enables Kansas City Power & Light, Aquila, and Missouri Gas Energy to run a simple report off our KIVA webpage that will provide up-to-the-minute utility clearances. This timesaving process will greatly reduce, if not eliminate, numerous phone calls from customers and utilities to verify if a specific address has been cleared to be connected for service. It also improves our efficiency by eliminating the need for staff to FAX utility clearance lists to our various customers. DCA will continue to look for ways to enhance our systems and processes to better serve our customers and citizens of Kansas City, Missouri. □



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Published by the City of Kansas City,
Missouri, Department of Codes
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.
513-1500, option 4
FAX 513-1505
e-mail: donald_booth@kcmo.org

Division Manager of Business Services

Tom Briggs
513-1500, option 3
FAX 513-1457
e-mail: tom_briggs@kcmo.org

Division Manager of Inspections

Greg Franzen, P.E., C.B.O.
513-1500, option 2
FAX 513-1536
e-mail: greg_franzen@kcmo.org

Division Manager of Investigations

Wilson Winn, C.B.O.
513-1500, option 2
FAX 513-1536
e-mail: wilson_winn@kcmo.org

Division Manager of Permits

Rick Usher, C.B.O.
513-1500, option 3
FAX 513-1456
e-mail: richard_usher@kcmo.org

Division Manager of Plans Review

Gary Marker, R.A.
513-1500, option 4
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

CERTIFIED PERMIT TECHNICIAN

David Panek of DCA's Permits Division, Plans Management Branch, has successfully completed the International Conference of Building Officials (ICBO) Certified Permit Technician examination. David joins fellow Permits Division associates **Sy Noorbakhsh** and **Rick Usher** both of whom have previously attained this certification. This certification demonstrates knowledge of the International Building and Zoning Codes and other applicable professional standards. DCA associates seek to achieve this and other professional certifications in order to better serve our customers and to support safety in the built environment. □



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

Four-Week Averages as of October 13, 2002

New Commercial Bldgs. & Additions	2.9 weeks
One- and Two-Family Dwellings	1 day/plan
All Other Projects	0.7 week/plan



CODE CHAT

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

COMMON CUSTOMER SERVICE QUESTIONS

There's no getting around it. DCA, like all organizations, requires rules and procedures to function. These rules and procedures are intended to promote consistency and timeliness in delivery of services to our customers. However, the purpose and intent of some of these rules and procedures may not be immediately apparent to our customers. In the interest of enhancing the understanding of these procedures, we present the following list of common customer service questions.

When may I expect my project review to be completed? DCA GUARANTEES the following turnaround times for Plans Review activities:

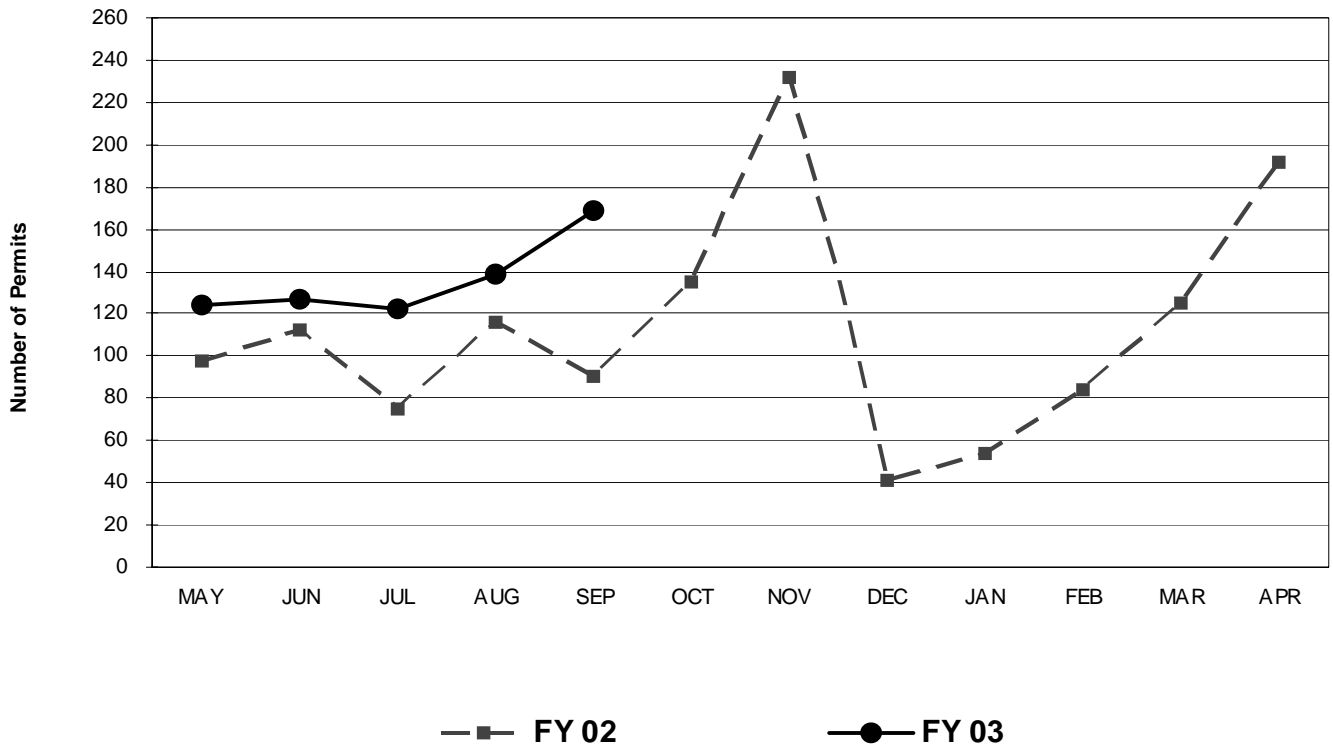
One- and Two-family Dwellings	90 percent within two days or less
New Buildings, Building Additions or Changes of Occupancy (First Review)	90 percent within four weeks or less
All Other Projects (First Review)	90 percent within two weeks or less
First Resubmittal Reviews for All Projects Other than One- and Two-family	90 percent within two weeks or less
Subsequent Resubmittal Reviews for All Projects Other than One- and Two-family	90 percent within one week or less 90 percent within two weeks or less
Changes to Previously Approved Plans	

(The current ACTUAL on-time rate for all categories is 100 percent.)

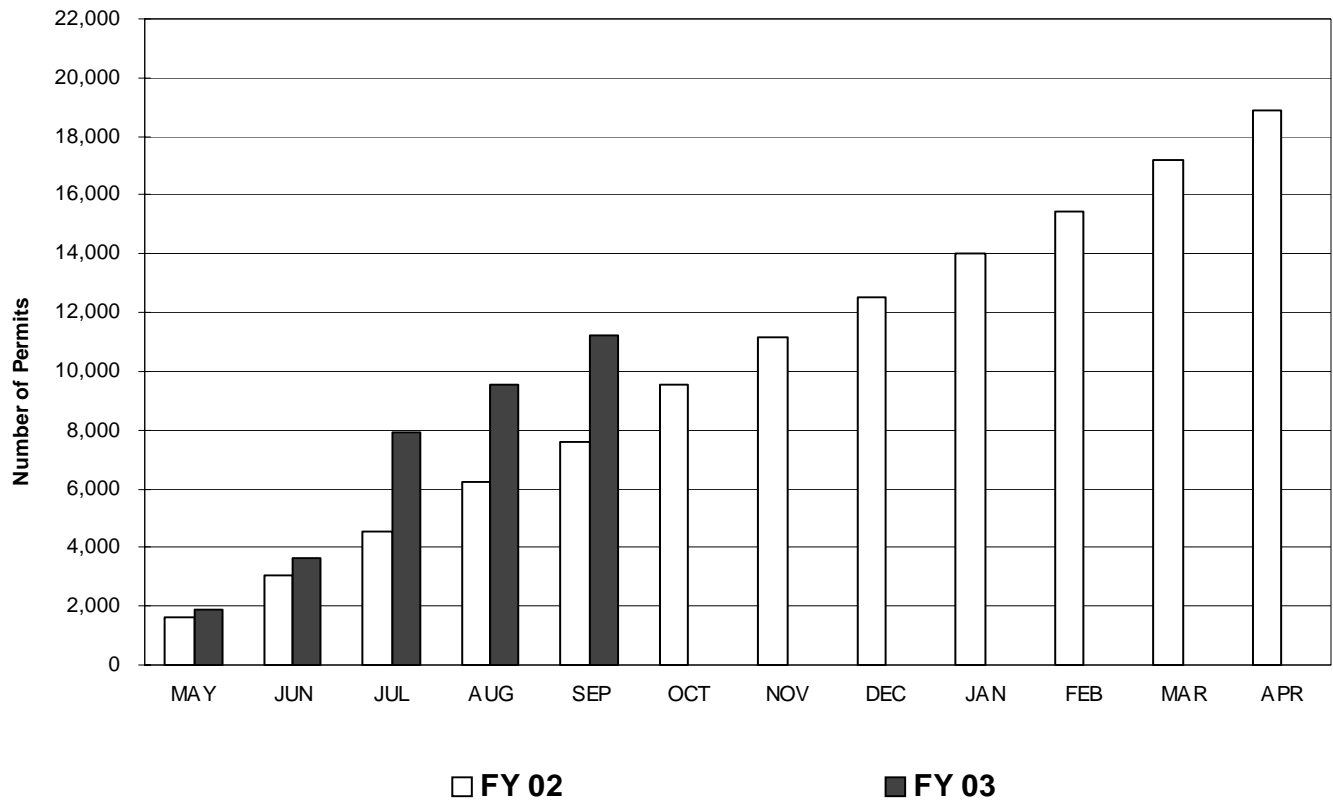
- Does it really take two weeks (or four weeks, or two days) to review my plans?** No. Like all businesses, DCA must schedule the workload. While the actual review time for a given project may be only one hour, one day or one week, DCA must allow for the review of over 5,700 project applications per year, in addition to other services provided by the Plans Review staff, including answering of code questions from the public (taking at least one full day per week), performing Express Reviews (again, one full day per week) and other clerical-type duties. All of these activities must be factored together in order to understand the total time required for a given project and to account for the fact that an examiner can only review one project at a time.
- Why must my plans be sealed by a registered design professional?** In some cases, i.e., one- and two-family dwellings, they do not. However, for most commercial projects, sealed plans are required to comply with State of Missouri Rules Governing the Practice of Architecture or Engineering and to maintain the trail of professional responsibility for the design of the project.

(Continued on page 7)

One- and Two-Family New Building Permits Issued Monthly



Total Construction Permits Issued Year-to-Date



ICBO AND ICC COMMITTEE APPOINTMENTS

DCA is pleased to announce that the Board of Directors of the International Conference of Building Officials (ICBO) made the following appointments to the International Code Council (ICC) and ICBO committees for 2002-2003:

- ICBO Education Committee – **Barry Archer**
- ICC International Building Code Fire Safety Committee – **Greg Franzen**
- ICC Performance Code for Buildings and Facilities Code Development Committee – **David Panek**

Congratulations to all appointed for your involvement and hard work at the national level! □

DCA STAFF CHANGES

D'Ann Clemmons was promoted from Customer Service Representative to Customer Service Specialist in the Permits Division.

Jennifer Hoxworth, Ian Donovan, Steven Roethlisberger, Darrell Hernandez and **Chris Ross** left DCA to pursue other opportunities.

NATIONAL CALENDAR

November

- | | |
|-------|---|
| 3-6 | ASCE 150th Anniversary Celebration Civil Engineering Conference and Exposition 2002, Washington, DC |
| 5-7 | TISP 1st Annual Congress on Infrastructure Security for the Built Environment, Washington, DC |
| 9-13 | APHA Annual Meeting, "Putting the Public Back into Public Health," Philadelphia, PA |
| 10-11 | NEMA Annual Meeting & Leadership Conference, Chicago, IL |
| 11-13 | Access Board Meeting, TBD |
| 12-15 | International Conference on Disaster Management, Las Vegas, NV |
| 16-20 | NFPA Fall Educational Conference, Atlanta, GA |

December

- | | |
|-----|--|
| 3-7 | NLC Congress of Cities, Salt Lake City, UT |
| 5-8 | CSG 2002 Annual Meeting and State Leadership Forum, Richmond, VA |

FROM THE FILES...
REAL CODE MODIFICATION REQUEST CASE HISTORIES
EXTERIOR WALL OPENING PROTECTION

**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 an existing, Type 2-A, Group B office building. The west side of this building is located immediately adjacent to a property line. The applicant proposes to construct a pedestrian walkway over an adjacent, vacant parcel property to the west and be connected to a Type 1-A, Group B, high-rise office building which is located on the next parcel in the same block (on the property immediately west of the adjacent, vacant property over which the proposed pedestrian walkway will pass). All three properties involved are currently under common ownership.

IBC Table 704.8 prohibits openings on the property line as is proposed in this case in order to access the pedestrian walkway. Therefore, the applicant proposes to treat the west wall of this building as a fire wall with regard to fire-resistance and opening protection. This request was determined to meet the intent of the code and was approved under the following conditions:

1. That the pedestrian walkway may not be used as a required exit for either building until and unless appropriate deed restrictions are approved through DCA and recorded with the county which would guarantee its availability as an exit path.
2. That a similar code modification request and deed restriction be submitted for each of the buildings involved.

This approval recognized that the intent of the code is to prevent the spread of fire or smoke between buildings on adjacent properties and that a fire wall will achieve the desired separation. Be sure to watch future editions of the *Code Connection* for more informative and interesting tales from the CMR files.

4. **Why can't I just drop by anytime for a plan review?** Due to the popularity of the Express Review service, if these reviews were not performed on an appointment basis, staff would be overwhelmed. Excessively long wait times would most certainly also result for those customers "dropping in" without an appointment. As mentioned in question one, Plans Examiners spend a minimum of one day per week performing Express Reviews. Without hiring significantly more staff, it would be impossible to perform more of this type of review while meeting other turnaround time goals.
5. **How may I obtain an answer to a building code related question?** Four ways:
- You may call (816) 513-1511. (The Code Question hotline.)
 - You may e-mail your question to **gary_marker@kcmo.org**.
 - You may mail or fax your question to:
Gary Marker, Division Manager of Plans Review
324 East 11th Street, 2nd Floor
Kansas City, MO 64106
 - You may visit the DCA Plans Review office at 324 East 11th Street, 2nd floor between the hours of 8:00 a.m. and 5:00 p.m.
6. **How may I check the status of my plan review? Two ways:**
- You may call (816) 513-1500 and speak to a DCA Customer Service Representative.
 - You may check your project status through the KIVA data entry system available on the DCA website at **www.kcmo.org/codes**.
7. **How may I find out about requirements for project submittal and other DCA procedures?** Three ways:
- You may call (816) 513-1511. (The Code Question hotline.)
 - You may obtain a wealth of information regarding DCA procedures, including requirements for plans review submittal, through a series of Information Bulletins available on the DCA website at **www.kcmo.org/codes**.
 - You may also obtain any of these Information Bulletins by visiting any DCA office, either on the 18th floor of City Hall, 414 E. 12th Street, or in the Oak Tower Building, 324 E. 11th Street, 2nd or 3rd floors.
8. **I have a situation that does not meet the letter of the code. How may I obtain approval for an alternate method of design/construction that meets the intent of the code?** Alternate methods of addressing code requirements may be submitted in the form of a Code Modification Request (CMR). Please refer to **Information Bulletin Number 101**, available as specified above, for a copy of the CMR form and instructions for submittal.
9. **Where may I obtain a list of responsible parties to contact if I have questions regarding plan review comments from DCA or other City departments?** Please refer to **Information Bulletin 110**, available on the DCA website at **www.kcmo.org/codes** for a complete listing. A copy of this list is also included with each review comment letter.

DCA looks forward to serving all of your construction permit process needs in the most timely and efficient manner possible. For questions regarding these topics 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. Or you may obtain e-mail answers to code questions from **gary_marker@kcmo.org**. □

DCA INTERPRETATIONS

#/CODE	QUESTION	ANSWER
CI2003-060 2000 IBC Secs. 1004.2.1, 1004.2.5	May the upper level(s) of multi-level tenant spaces be provided with only a single exit, regardless of the story on which either the main level or second level is located?	Yes, the second level of the tenant space may be provided with a single exit or exit access doorway provided the space is within the limitations of the maximum occupant loads found in IBC Table 1004.2.1 and the maximum common path of egress travel found in IBC Section 1004.2.5. In addition, at least two exits shall be provided from the building unless the building is shown to comply with Table 1005.2.2.
CI2003-079 2000 IBC Sec. 303	What occupancy group should be assigned to a drive-in restaurant with no seating area?	This type of use will be considered to be food processing and, therefore, falls under the F-1 use group.
CI2003-085 2000 IBC Secs. 1002, 1008.1, 1008.2	IBC Sections 1008.1 and 1008.2 require main and “other” exits, respectively, from certain Group A occupancies. Are these sections referring to exits as defined in IBC Section 1002, and are they, therefore, required to terminate as specified in Section 1002?	No. The main and “other” exits therein referred to are exit access doors and are, therefore, permitted to lead to any complying means of egress.
CI2003-086 ANSI/ASME A 17.1 Rule 106.1 (b)	Must elevator pits have a drain and where must this drain discharge?	Yes. ANSIA17.1, Rule 106.1(b) requires either drains or sumps within all elevator pits. Drains, if employed, may not be directly connected to the sewer system, but may drain to daylight or may be drained to the sanitary or storm sewer through an indirect waste connection. If a sump is employed, it may be connected either to the sanitary or storm sewer or may discharge to daylight.
CI2003-087 2000 NFPA 14 Sec. 5-7 (1), Exception 1	NFPA 14, Section 5-7 (1) states that the required waterflow rate shall be provided at a minimum residual pressure of 100 psi at the outlet of the hydraulically most remote hose station. Exception 1 to this section states that, where the authority having jurisdiction permits pressures lower than 100 psi, based on fire suppression tactics, the pressure shall be permitted to be reduced to not less than 65 psi. What is the minimum residual pressure required at the hydraulically most remote hose station in KCMO?	Based on discussions with the KCMO Fire Marshall office on August 7, 2002, the minimum residual pressure required at the hydraulically most remote standpipe hose station is 65 psi.

DCA INTERPRETATIONS

#/CODE	QUESTION	ANSWER
CI2003-088 2000 IBC Secs. 704.2, 1406.3	<p>1. Given that Table 704.8 provides various percentages of allowable openings based on the distance from the property line, how are the provisions of 704.2 and 704.2.3 to be applied?</p> <p>2. If using the provisions of 1406.3 instead of 704.2.3 for the construction of balconies or similar projections (with aggregate length not exceeding 50% of the building perimeter per floor), do the limitations of 704.2 regarding proximity to a property line still apply?</p>	<p>1. Openings of any kind are prohibited in a wall that is 3' or less from a property line. Walls located at greater than 3' up to 5' from the property line are required to have protected openings. These are the values to be used for the application of section 704.2. To summarize 704.2, no projection shall extend closer than 3'-4" to a property line, and projections located from 3'-4" up to 5' from a property line shall be either noncombustible, heavy-timber, one-hour fire-resistive or as permitted by 1406.3.</p> <p>2. Yes.</p>
CI2003-089 2000 IBC Sec. 905.4, item #5	<p>Is it required that the standpipe in each stair have an outlet available at the roof?</p>	<p>Yes. An outlet shall be provided for each standpipe at the roof level. If the full stair extends to the roof, then the uppermost landing is at the roof level and that is where the outlet is required. If the full stair does not extend to the roof, then an outlet is required at the roof (whether roof access is by a ladder, or an alternating tread device per IBC 1003.3.3.12.1, or even if no access at all is provided). The spacing/number of outlets is to be the same on the roof, even if roof access is from only one of the stairs or even by Fire Dept ladder only. (A rooftop outlet is not required for a standpipe located in a stair that does not access the uppermost floor of a building.)</p> <p>This is consistent with NFPA 14, section 5-3.2. Note that two hose connections are required at the top of the hydraulically remote standpipe.</p>
CI2003-090 2000 IBC Sec. R314	<p>IRC R314.6 requires that the tread width for a circular stair be a minimum of 11" at a point not more than 12" from the side where the treads are narrower, while for a winder stair IRC R314.4 requires that the tread width be a minimum of 10" at a point not more than 12" from the side where the treads are narrower. For a stair constructed on an arc, may the provisions of IRC Section R314.4 be employed regarding the required tread depth?</p>	<p>Yes. As the IRC contains no provisions limiting the use of either type of stair, the 10" dimension will be accepted regardless of the shape of the stairs. The 10" dimension is also consistent with the tread required for a straight run of stairs.</p> <p>[Note: In the 2001 IRC Supplement, Section R314.6 has been amended so that the 10" dimension is consistent between these sections.]</p>

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 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 Conference of Building Officials 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*