

Code Connection

The customer newsletter for the construction and development community.

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

NOVEMBER 2003

Holiday Schedule:

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

Tuesday, November 11, 2003

Veteran's Day

Thursday, November 27, 2003

Thanksgiving Day

Thursday, December 25, 2003

Christmas

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KivaCitizen On-line Permitting Success!

DCA implemented the KivaCitizen on-line permitting service April 2003; and, to date, over 30 building, mechanical, electrical and plumbing contractors have registered to use the service. These contractors have obtained over 1,000 permits and have been amazed at how convenient and easy KivaCitizen is to use. DCA's commitment is to ensure issuance of permits submitted on-line within one working day.

Customers are most pleased by the ability to track the status of their application on-line and the ability to pay permit fees on-line over a secure internet connection. And, best of all, they can submit applications at any time day or night because KivaCitizen is truly a 24-hour service. Many customers have asked whether they can obtain permits from Water Services or Public Works using KivaCitizen; those departments are currently reviewing the implementation model established by DCA.

In order to attract general contractors and design professionals to the benefits of KivaCitizen, DCA is now creating a process, which should be ready to use in the next few months, to allow issuance of one- and two-family building permits through KivaCitizen. KivaCitizen may also be used to pay outstanding fees, e.g., reinspection fees, plans review resubmittal fees and penalty fees.

If you are interested in using KivaCitizen, please visit DCA's website at www.kcmo.org/codes, click Services Available On-line and look for the KivaCitizen On-line Permitting Registration Form. This registration form allows you to authorize employees to submit on-line applications for your company. You will also find DCA's KivaCitizen Customer Guide on this website.

The benefits of KivaCitizen include credit card security, elimination of duplication of effort in entering permit information, on-line management of your active permit and inspections information, access to KivaNet, expedited permit issuance and anytime access to the system.

As always, DCA is continually striving to provide you, our customer, the very best customer service. We want to make your experience with us an enjoyable one. □

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Administration

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

DISHWASHER EXHAUST HOOD

**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.

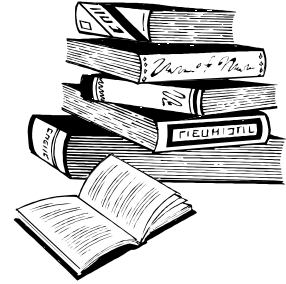
The subject of this request is a tenant finish for a restaurant that includes the installation of a new dishwashing machine. The *2000 International Mechanical Code*, Section 507.2, requires a Type II exhaust hood over all commercial dishwashing machines. The applicant requests a waiver from this requirement, noting that the machine planned for this tenant does not contain heating coils and uses water having a temperature no greater than that which is available from the plumbing system of the building. The applicant further notes that this machine disinfects the contents primarily through the use of chemicals. This request was approved, noting further that the quantity of water typically used by this type of machine would be less than that contained in a three-compartment sink to wash the same number of utensils.

The CMR process does not normally result in waivers of code requirements. However, this approval recognized that the intent of the code is to ensure that steam generated by a dishwashing machine does not result in adverse environmental effects and that the intent of the code was served by the use of a machine that generates little or no steam, thereby eliminating the need for an exhaust hood. Be sure to watch future editions of the *Code Connection* for more informative and interesting tales from the CMR files. □



CODE CHAT

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



WHAT'S NEW WITH...MOTOR VEHICLE-RELATED OCCUPANCIES?

The recently adopted 2000 *International Building Code* (IBC) has many similarities with the UBC previously used for many years in KCMO. However, in the interest of creating a new standard acceptable to all member groups of the International Code Council, some differences become apparent. This article will attempt to highlight some of those differences as they apply to the subject of motor vehicle-related occupancies.

Occupancy Group

While the UBC and IBC occupancy classifications remain closely aligned in concept, some differences occur due to the new classification system employed by the IBC. IBC occupancy Group B currently includes car washes and motor vehicle showrooms, which were classed as Groups B-1 and B-2, respectively, by the UBC. Motor vehicle assembly factories are considered to be Group F by the IBC but would have been Group B-2 in the UBC (except areas within these automotive assembly buildings used for painting or employing hazardous materials which would be classed as the appropriate Group H occupancy if using more than the exempt quantities of hazardous materials or for spray finishing not in an approved paint booth).

IBC occupancy Group H-2 or H-3 would be employed for motor vehicle repair garages in which quantities of hazardous materials are used in excess of the exempt quantities in Table 307.7 (1) in either open containers (H-2) or closed containers (H-3). The UBC would have classed this type of repair garage as Group H-4 (welding, use of open flame, greater than exempt quantity of hazardous materials). The IBC no longer classes a repair garage as a hazardous occupancy based on the use of an open flame or welding.

Motor vehicle service stations (fuel dispensing stations) are now classed as IBC Group M occupancies and were formerly UBC Group B-2, both qualifying as "mercantile" type uses. Finally, the IBC classifies motor vehicle repair garages as Group S-1 when using less than the exempt quantities of hazardous materials in Table 307.7 (1), except when services include painting, body and fender work, engine overhauling or other major repair. This type of repair garage would have been classified as Group B-1 in the UBC as long as no open flame or welding was used and hazardous materials were below the exempt quantities).

Motor Vehicle Service Stations

Construction. While the UBC did not reference the *Uniform Fire Code* regarding service stations, requirements therein applied as adopted by the local jurisdiction. IBC Section 406.5.1, however, specifically references the requirements of the *International Fire Code* for service stations. The effective result in KCMO is that service station construction requirements of the Fire Code that were previously enforced by the Fire Department are now enforced by DCA.

(Continued on page 4)

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Canopies. Construction requirements for canopies located over fuel-dispensing stations remain the same. IBC Section 406.5.2 permits these to be noncombustible, fire-retardant-treated wood, heavy timber or approved plastics subject to other requirements noted therein. However, this section now states that such combustible construction shall be shielded from the pumps by a noncombustible element of the canopy or heavy timber construction.

Repair Garages

General. IBC Section 406.6.1 classifies an occupancy as a repair garage when it includes body and fender work, engine overhauling or other major repairs of motor vehicles.

Mixed Occupancy. Recognizing the higher hazards associated with the above mentioned scope of motor vehicle repairs, IBC Section 406.6.2 requires that these occupancies be separated from other occupancies as prescribed in Section 302.3.3. Since this is a specific provision, it serves to disallow the general provision of Section 302.3.2 which would otherwise permit nonseparated uses. This section further limits penetrations in the separation to openings for doors to salesrooms or offices associated with the use. In comparison, the UBC would have required such a separation without provisions for nonseparated uses for any occupancies and would have had no limitations on the number or location of such openings.

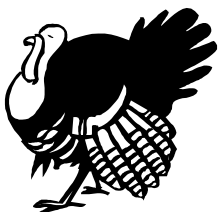
Ventilation. IBC Section 406.6.3 (by reference to 2000 IMC, Table 403.3) requires ventilation for repair garages at the rate of 1.5 cfm per square foot, controlled from the entrance to the garage. IMC Section 502.13 also requires “source capture” of auto exhaust, which is also required by UBC Section 905 (c). The 1991 UBC required 1 cfm per square foot but had no specific requirement regarding the location of system controls.

Floor Surface. Both IBC Section 406.6.4 and the 1991 UBC require floors to be of concrete or similar noncombustible and nonabsorbent materials.

Heating Equipment. IBC Section 406.6.5 requires all heating equipment to be placed in another room separated by a two-hour fire barrier with a vestibule providing a two-doorway separation, with exceptions for unit heaters mounted at least 8 feet above the floor and for a single door when the equipment is mounted with the source of ignition not less than 18 inches above the floor. Similar requirements regarding unit location applied in the UMC.

Gas Detection System. In a nod to emerging technology, IBC Section 406.6.6 requires a gas detection system for repair garages used for repair of vehicles fueled by nonodorized gases, such as hydrogen and nonodorized liquified natural gas. Such a system is required to initiate an alarm, deactivate the heating system and activate the ventilation system and was not previously addressed in the code.

While UBC and IBC methodologies for regulating motor vehicle-related occupancies vary somewhat in specifics, 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 DCA 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. □



DCA INTERPRETATIONS

#/CODE	QUESTION	ANSWER
CI2004-006 Chapter 52 Sec. 52-39 (a)	<p>The referenced code section requires illumination for parking stations which are normally used by the general public during the hours of darkness after 6:00 p.m.</p> <p>1. For the purpose of this section, if a parking station serves employees only, is it considered to serve the general public?</p> <p>2. If a parking lot is used only during daylight hours, even though after 6:00 p.m. during summer months, is lighting required?</p>	<p>1. Yes. As lighting is safety related, the term “general public” shall be deemed to include all persons using the parking station for its intended purpose.</p> <p>2. No. Lighting is required only if the lot is used during hours of darkness occurring after 6:00 p.m.</p>
CI2004-007 2000 IBC Table 307.7 (1)	<p>Does footnote i of IBC Table 307.7, which applies to fuel oil, also apply to diesel fuel for generators?</p>	<p>Yes. Per the 2000 IBC Commentary and discussions with the ICC KCMO District Office, and other ICC representatives, this footnote does apply to diesel fuel.</p>
CI2004-008 2000 IBC Sec. 1004.2.3	<p>2000 IBC Section 1004.2.3 states that egress shall not pass through kitchens, store rooms or rooms used for similar purposes. Where accessory spaces with limited occupant loads, such as single offices or toilet rooms, are located within a larger kitchen, storeroom or space used for a similar purpose, may the path of egress for these spaces pass through kitchen, storeroom or room used for similar purposes?</p>	<p>Yes, provided the space in question is used only by employees. In this situation, the occupant of the office or toilet room or similar accessory space gained access to the room by passing through the kitchen, storeroom or similar space, and is, therefore, familiar with the path of travel. Further, these spaces are of limited occupancy loads, thereby limiting the life safety hazard. Spaces for use by the general public shall not be permitted to egress through kitchens, storerooms or similar spaces.</p>
CI2004-009 2000 IBC Sec. 2902.6	<p>Are toilet rooms required for all occupants, including customers, in spaces that are open to the public such as restaurants, mercantile stores, etc.?</p>	<p>Yes. IBC 2902.6 reads “Customers, patrons and visitors shall be provided with public toilet facilities in structures and tenant spaces intended for public utilization.” The required quantity of plumbing fixtures shall be calculated per IBC Table 2902.1 based on the total occupant load.</p>
CI2004-010 2000 IBC Sec. 506.2.2	<p>The referenced code section requires open spaces used for a frontage increase to be accessed from a street or approved fire lane. Does this section require the open space to be directly adjacent to the street or fire lane?</p>	<p>No. The open yard need not be directly adjacent to a street or fire lane, provided a yard space with a minimum width of 20' connects the open space in question with a street or fire lane</p>

DCA INTERPRETATIONS

#/CODE	QUESTION
CI2004-011 2000 IBC Sec. 309.1	IBC Section 309.1 includes a reference to ‘Motor vehicle service stations’ under the uses classed Mercantile Group M. What constitutes a Motor vehicle service station?
	ANSWER
	<p>A motor vehicle service station is a typical convenience store/gas station featuring indoor retail sales and exterior fuel dispensing stations. A canopy over the fuel dispensing station, if provided, shall comply with IBC 406.5.2. Indoor fuel dispensing stations shall be classed as the occupancy it most nearly resembles (typically Group H), and shall meet all requirements thereof.</p> <p>Occupancies in which motor vehicles are housed for other purposes shall be classed in the occupancy which they most nearly resemble. A “Motor vehicle service station” shall not include the following uses: parking garage, open or enclosed (Group S-2), Motor vehicle repair garage (Group S-1), automobile showroom (Group B), customer service write up area in which vehicles are driven inside the building (Group S-2), automotive “quick-lube” facilities (Group S-1), car wash (Group B), or fire and police stations (group B). If in any of these occupancies there are quantities of hazardous materials exceeding the exempt amounts, it shall be classified as a Group H occupancy (See IBC 307). Accessory use areas such as customer waiting rooms and offices falling within the limitations of IBC Section 302.2 are not required to be provided with an occupancy separation.</p> <p>This determination is reinforced by 2003 IBC Section 309.1 in which the phrase “Motor vehicle service station” has been replaced with “Motor-fuel dispensing facilities.” This interpretation was supported by the ICC Regional Office on July 11, 2003.</p>

DCA STAFF CHANGES

Katherine Black, Jennifer Martinez and Rachelle Strain joined DCA as Customer Service Representatives in the Business Services Division.

Elyssa Dodd joined DCA as a Customer Service Representative in the Permits Division.

Courtney May was promoted from a Construction Code Inspector to a Graduate Engineer in the Inspections Division.

Cliff McQuillen was promoted from a Customer Service Specialist to an Administrative Assistant II in the Permits Division.

Maggie Mujahid was promoted from a Customer Service Representative in the Business Services Division to a Customer Service Specialist in the Permits Division.

Khanh Nguyen was promoted from a Construction Code Inspector in the Inspections Division to a Graduate Engineer in the Plans Review Division.

Tiffany Peoples was promoted from a Customer Service Representative to a Customer Service Specialist in the Permits Division.

Erica Torres was promoted from a Customer Service Representative in the Permits Division to a Customer Service Specialist in the Permits Division.

Pat Williams was promoted from an Administrative Secretary to an Administrative Assistant III in the Business Services Division.

Jason Muller left DCA to pursue other opportunities.

CEILING TEXTURE MATERIALS IMPACT REQUIREMENTS FOR GYPSUM BOARD

Table R702.3.5 of the 2000 *International Residential Code* (IRC) provides the requirements for the minimum thickness and attachment of gypsum board products. Be aware that special requirements apply when a water-based texture material, either hand or spray applied, is used on a ceiling. These requirements are found in footnote (d). When water-based texture materials are used and the ceiling framing is 24-inches on center, then either minimum 5/8" thick gypsum board, or minimum 1/2" thick, sag-resistant gypsum board is required. Where the ceiling framing is 16-inches on center, then minimum 1/2" thick gypsum board is required. In all cases where water-based texture materials are used, the gypsum board shall be applied perpendicular to the framing members. It should also be noted that 3/8" thick gypsum board applied to ceiling members is not allowed to support insulation. If you have questions regarding this or any other IRC requirement, call DCA's code question line at (816) 513-1511.

DCA SALUTES ITS VETERANS

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David Binneboese, Construction Code Inspector I
Charles Evans, Construction Code Insp. Supv.
James Finney, Construction Code Inspector I
Larry Sams, Construction Code Insp. Supv
Carl Spahn, Development Specialist I
Steve Young, Construction Code Inspector I

NAVY

Vernon Livergood, Construction Code Inspector I

AIR FORCE

Tim Brookhouser, Construction Code Insp. Supv.
Glenn Longworth, Construction Code Insp. Supv.
Mark White, Construction Code Inspector I
Wilson Winn, Division Manager of Investigations

MARINES

Lynn Gant, Systems Analyst

Code Connection

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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*