

Code Connection

The customer newsletter for the construction and development community.

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY

NOVEMBER 2004

Holiday Schedule:

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

Thursday, November 11,, 2004
Veteran's Day

Thursday, November 25, 2004
Thanksgiving

Friday, December 24, 2004
Christmas

In this issue:

- New 2003 IRC Provisions
- DCA on the Move
- Code Chat
- DCA Turnaround Times
- DCA Interpretations
- From the CMR Files
- New CBO/MCP
- DCA Staff Changes
- DCA Salutes Its Veterans

NEW PROVISIONS FOUND IN THE 2003 IRC

With the adoption of the 2003 International Codes, various new requirements will apply to projects built under those codes. Not all changes found in the new codes are more restrictive. In some cases the new code makes new allowances or provides for additional options. Examples of changes found in Chapter 3 of the 2003 *International Residential Code* (IRC) include:

- IRC Section R305.1 provides a new exception allowing a reduction in the ceiling height to 6' -8" in certain portions of bathrooms.
- IRC Section R308.4 includes new provisions for safety glazing adjacent to stairs. In general, glazing within 36" horizontally of a stair must be protected. In addition, glazing within 60" horizontally of the bottom tread of a flight of stairs must be protected.
- IRC Section R309.2 now requires that 5/8" Type X gypsum board be used to separate a garage from habitable rooms above the garage. IRC Table R702.3.5 requires that the 5/8" gypsum board be installed perpendicular to the framing and attached with 6d coated nails or equivalent drywall screws installed at 6" on center. Regular 1/2" gypsum board may be used for the remainder of the garage separation, including protection of the supporting elements.
- IRC Section R311.5.3 now makes the requirements for tread dimensions the same for circular stairs as for winder stairs. In either case, the tread depth shall be a minimum of 10" at a point 12" from the narrow end of the tread.
- IRC Section R311.5.4 now allows the maximum vertical rise for a single flight of stairs to be 12 feet. An intermediate landing shall be provided if the elevation difference between the floor levels served exceeds 12 feet.
- IRC Section R311.5.6.3 includes new provisions allowing for the acceptance of unique handrail shapes.

(Continued on page 2)

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Published by the City of Kansas City,
Missouri, Department of Codes
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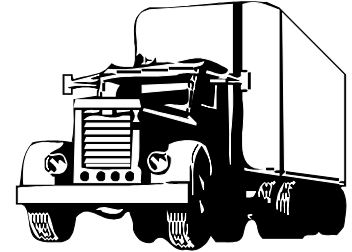
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DCA ON THE MOVE

As part of the City Manager's new Centralized Permit Center here in City Hall, those DCA folks currently located on the 18th floor of City Hall will be moving down to the east side of the 5th floor of City Hall. Nothing definite on the move date, as of yet, but look for DCA to be moving between November 18 – 22, 2004. This move is a customer service initiative to make the location of where you go for your development oriented permits more centralized – more of a “one stop” permit processing. DCA's Public Information Office, Permits Division, Business Services Division and the Office of the Director will be joining important elements of Public Works and Water Services who will be collocated on that floor. We think you'll like this change. Please stop by and see our newly renovated space. . . And YES, we did get permits for the work! □



2003 IRC PROVISIONS (Continued from page 1)

- IRC Section R312.2 no longer prohibits guardrail designs that create a N 'ladder effect' (i.e. patterns that could be climbable).

These are just a sample of new provisions found in the *2003 International Residential Code*. Please consult the code for all provisions. The 2003 Kansas City Building and Rehabilitation Code (KCBRC) may be found on our website at <http://www.kcmo.org/codes>. The KCBRC is the adoptive ordinance and contains all local amendments to the adopted codes. You will note that some of the local amendments to the 2000 IRC have been deleted from the current KCBRC, as those provisions have been incorporated into the 2003 IRC.

The 2003 IRC will be mandatory for all projects submitted after December 31, 2004. 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 ...ELEVATOR LOBBIES?

The currently adopted 2003 (and previously adopted 2000) *International Building Code* (IBC) has many similarities with the *Uniform Building Code* (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 changes have been incorporated. This article will attempt to highlight some of those differences as they apply to the subject of elevator lobbies. The comparison is made with the immediate past code adopted by KCMO which was the 2000 IBC as well as the 1991 UBC.

Both 2000 and 2003 IBC Sections 707.14.1 and UBC Section 3305 (j) require that elevators opening into fire-resistive corridors shall be provided with elevator lobbies. Both the IBC and the UBC further specify that the lobbies separate the elevators from the corridor with fire-resistive construction and opening protection as required for corridor walls. The purpose is to address the hazards associated with the transfer of fire and products of combustion between levels in multi-story buildings. This feature also helps to prevent a situation wherein a person riding in the elevator is exposed to fire or smoke in the event that the elevator doors open on a floor with a fire event in progress. Finally, this feature may be used by fire service personnel in fire fighting and rescue activities.

All three codes offer similar exceptions that permit the omission of such lobbies at the street floor level, where the entire street floor is protected with an automatic sprinkler system. However, the UBC only permitted this exception in all Group B-2 occupancies (office, retail, warehouse, etc.), whereas, the IBC allows it only in office buildings. All three codes also exempt elevators not required to be enclosed in shafts. A third exception permitted in all codes is a condition where an additional door is installed at the elevator door opening. While this is listed as an exception, the condition essentially meets the letter of the original requirement, albeit with an extremely shallow “lobby” space. However, it should also be noted that the IBC has been amended for 2003 to include a change requiring this door to be tested in accordance with UL 1784. □

DCA PLANS REVIEW AVERAGE TURNAROUND TIMES

Four-Week Averages as of October 31, 2004

New Commercial Bldgs. & Additions	3.7 weeks
One- and Two-Family Dwellings	1 day/plan
All Other Projects	0.6 weeks/plan
Quality Control Review (QCR)	<2 days

DCA INTERPRETATIONS

#/CODE

QUESTION

CI2005-006

Is an encroachment permit or ordinance required for a City project when such project includes a proposed encroachment into the public right-of-way?

Chapter 18
18-40, Sec. 3201

ANSWER

No. The City has the right to use the public right-of-way for public purposes. The requirements for insurance and an encroachment license fee are not applicable to the City because the City is self-insured and provides regular funding for public improvements. Any encroachment into the public right-of-way, however, must be coordinated to eliminate conflicts with other franchise utilities by the City department responsible for construction of the project.

QUESTION

CI2005-007

What types of valves are considered 'quick-acting valves'?

2002 UPC
Sec. 609.10

ANSWER

A valve or faucet that is capable of being fully closed by single motion of the hand, one that closes automatically when released manually, or one that is controlled by a mechanical means for fast-action closing.

QUESTION

CI2005-008

Is an encroachment permit or ordinance required for a City project when such project includes a proposed encroachment into the public right-of-way?

Chapter 18
Sec. 18-40,
Sec. 3201

ANSWER

No, the City has the right to use the public right-of-way for public purposes. The requirements for insurance and an encroachment license fee are not applicable to the City because the City is self-insured and provides regular funding for public improvements. Any encroachment into the public right-of-way, however, must be coordinated to eliminate conflicts with other franchise utilities by the City department responsible for the construction of the project.

QUESTION

CI2005-009

Where sand or gravel are used as fill material in accordance with IRC Section R506.2.1, must such sand or gravel be compacted?

2003 IRC
Sec. R506.2.1

ANSWER

Yes. The requirement applies regardless of the fill material.

FROM THE FILES...
REAL CODE MODIFICATION REQUEST CASE HISTORIES
PARKING STATION DIMENSIONS

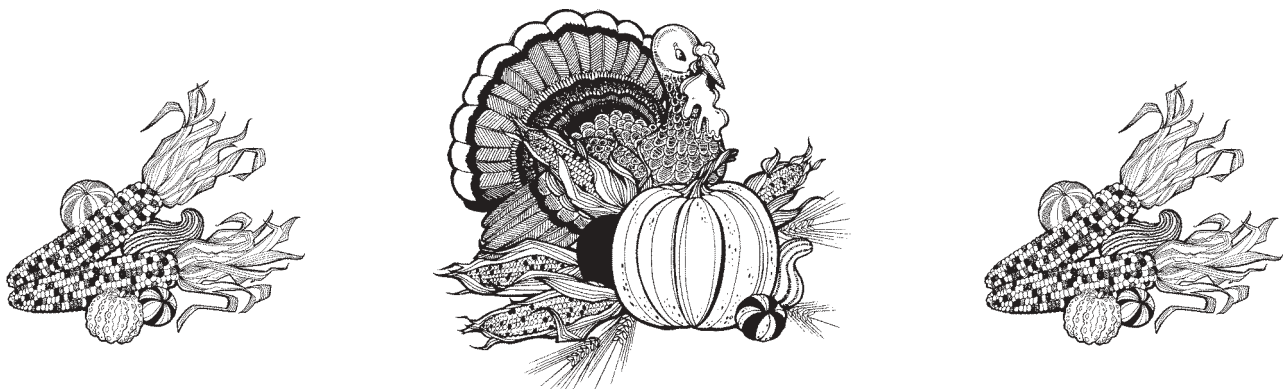
By Gary Marker, R.A.,
Division Manager of Plans Review

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 subject of this request is complete remodel and change of occupancy from Group B office to Group R-2 apartments (with Group S-1 storage areas in the basement, Groups A and B uses on the first floor and Group B use on the second floor) for an existing, Type 1B (reduced from type 1A per the provisions of International Building Code (IBC) Section 403.3.1), fully sprinklered, 14-story building with an area of 238,880 square feet.

The scope of this project includes the installation of two new elevators, one connecting only the 13th and 14th floors, the other only extending to the first floor, with a basement below. 1996 ANSIA17.1 Rule 106.1 b (3) requires this elevator pit to be provided with either a drain or a sump. The applicant requests a waiver from this requirement because the pits are located above grade and they believe there is little likelihood that water will enter the pit. Staff believed this request met the intent of the code for the reason given and should be approved.

This approval recognized that the intent of the code is to prevent the accumulation of water in the elevator pit, and that, since ground water is the most likely source, this would not present a problem where the floor of the pit is above grade. Be sure to watch future editions of the Code Connection for more informative and interesting tales from the CMR files.



DCA CONGRATULATES NEW CBO/MCP

DCA is pleased to announce that **Jeffrey A. Lee**, C.B.O., M.C.P., Development Specialist I in the One – and Two-Family Branch of the Plans Review Division, received certification from the International Code Council (ICC), as a Master Code Professional (MCP) on October 25, 2004. Becoming a Master Code Professional reflects his dedication to education in the field of code enforcement and required the passing of 15 national code examinations for a total of 30 credits, including the Certified Building Official (CBO) exam. Mr. Lee has been a Plans Examiner with DCA since July 2002 and joins an elite group of approximately 300 code professionals across the United States, Canada, and Puerto Rico in this accomplishment, including fellow DCA associates **Kambiz Zoraghchi**, Graduate Engineer, **Greg Franzen**, Division Manager of Inspections; **Steve Ward**, Construction Code Inspector Supervisor; **Bill Watson**, Construction Code Inspector Supervisor; and **Jomy John**, Development Specialist II. Six out of three hundred, or 2 percent of the total M.C.P.'s from both countries are right here in DCA--not bad Kansas City! □



DCA STAFF CHANGES

D'Ann Clemmons was reclassified from Accountant I to Accountant II in the Business Services Division.

Karla Jackson returned to DCA as a Customer Service Supervisor in the Business Services Division.

Terry Elmer was promoted from Construction Code Inspector II to Construction Code Inspector III in the Inspections Division.

Sharon Calkins, **Kimberly Wells** and **Pagerine Tuggle** joined DCA as Customer Service Representatives in the Business Services Division.

Valencia Simpson and **Victoria Smith** joined DCA as Customer Service Specialist in the Permits Division

Shari Fairhurst joined DCA as a Customer Service Representative in the Permits Division.

Gregg Kolase and **Raymund Rhodes** joined DCA as Construction Code Inspectors in the Inspections Division.

John Brown and **Raysool Haydaripoor** joined DCA as Construction Code Inspectors in the Investigations Division.

DCA SALUTES ITS VETERANS

Thank you for your sacrifice and service to our nation!

ARMY

Barry Archer, Director

David Binneboese, Construction Code Inspector I

Matthew Denney, 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

NAVY

Vernon Livergood, Construction Code Inspector I

Dominic Santos, Construction Code Inspector I

AIR FORCE

Tim Brookhouser, Construction Code Insp. Supv.

Rob DuBois, Construction Code Inspector I

Wendy Eiss, Construction Code Inspector I

Glenn Longworth, Construction Code Insp. Supv.

Brian Thompson, Construction Code Inspector

Mark White, Construction Code Inspector I

Wilson Winn, Division Manager of Investigations

MARINES

Lynn Gant, Systems Analyst

Code Connection

Department of Codes Administration
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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	513-1478
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. *2003 International Building Code*
2. *2000 Uniform Plumbing Code*
3. *2003 International Mechanical Code*
4. *2002 National Electrical Code*
5. *2003 International Residential Code*