

# Code Connection

The customer newsletter for the construction and development community

CITY OF FOUNTAINS  
HEART OF THE NATION



KANSAS CITY  
MISSOURI

SEPTEMBER 2000

## HOLIDAY SCHEDULE:

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

**Monday, September 4, 2000**  
Labor Day

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- 2000 KCBC Update Committee
- Inspection Cutoff Times Revised
- Code Chat
- DCA Staff Changes
- DCA Interpretations
- New Certified Building Officials
- National Calendar

## ***2000 KCBC UPDATE COMMITTEE DEVELOPS CONSENSUS DOCUMENT***

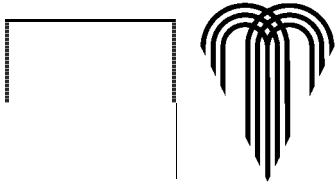
**O**n July 26, 2000, the KCBC (Kansas City Building Code) Update Committee, whose makeup is a cross section of the construction/development community, issued its recommendation for a consensus document for Council consideration that updates the current Kansas City Building Code. The committee, which has been meeting since April 20, 2000, recommended the adoption of the following codes and articles as amended: *International Building Code/2000 Edition*, *International Energy Conservation Code/2000 Edition*, *International Fuel Gas Code/2000 Edition*, *International Mechanical Code/2000 Edition*, *International Plumbing Code/2000 Edition*, *International Private Sewage Disposal Code/2000 Edition*, *International Residential Code/2000 Edition*, *National Electrical Code/1999 Edition*, *Uniform Code for Building Conservation/1997 Edition*, *American National Standard Safety Code for Elevators and Escalators, ANSI A17.1-1996*, *American National Standard Safety Code for Existing Elevators and Escalators, ANSI A17.3-1996*, and *Safety Requirements for Personnel Hoists and Employee Elevators for Construction and Demolition Operations, ANSI A10.4-1990*.

## **HIGHLIGHTS OF RECOMMENDED CONSENSUS DOCUMENT:**

- Establishes, for the first time ever, a renovation code for Kansas City.
- Allows for both residential and nonresidential structures to be built and renovated at reduced costs—thus creating more affordable housing in Kansas City.
- Developed by a well-balanced, cross section of the design, development, construction and consumer communities.
- Creates code uniformity—in line with the codes being adopted throughout the Greater Kansas City Metropolitan Area and majority of communities throughout the United States.

*(Continued on page 4)*

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SEPTEMBER 2000**



Published by the City of Kansas City,  
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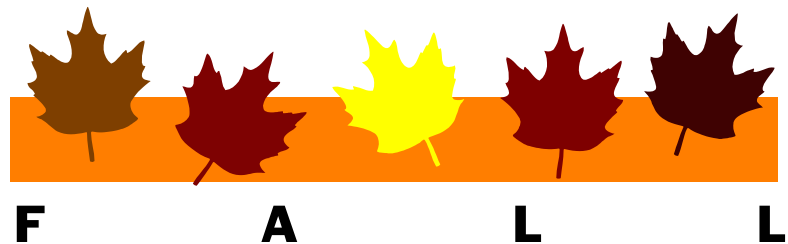
***INSPECTION REQUEST CUTOFF TIMES REVISED  
EFFECTIVE MONDAY, OCTOBER 2, 2000***

In order to more efficiently use our resources and ultimately provide better service to our customers, DCA staff has reviewed the cutoff times for inspection requests and has found that the following two changes are necessary. We believe that these revisions will have minimal effect on your ability to schedule inspections as needed. It is our goal that these changes will enable the inspection staff to be in the field earlier in the day and to reduce our overtime needs.

Beginning October 2, the cutoff time for same-day requests will be 6:00 a.m. (currently 7:00 a.m.). The voicemail recorder will continue to operate 24 hours per day as it does currently. Requests left on the recorder (or taken by staff by phone or fax) after the cutoff time will be scheduled for the following workday. Members of DCA's Customer Service staff begin taking inspection requests from the voicemail recorder at 6:00 a.m. daily. The current 7:00 a.m. cutoff requires that staff repeat their efforts for the requests received between 6:00 and 7:00 a.m., and it doesn't provide sufficient time to sort and to distribute the assignments to the inspection staff before their 7:30 a.m. starting time.

Beginning October 2, the cutoff time for priority, two-hour-response inspections will be 1:00 p.m. (currently 2:00 p.m.). The scheduled workday for the inspection staff ends at 4:00 p.m.. The current 2:00 p.m. cutoff time for two-hour-response inspections does not allow sufficient time for the inspection staff to end their workday in a timely manner. Requests received after the cutoff will be scheduled for response between 8:00 and 10:00 a.m. the following workday. In addition, either DCA-certified third-party residential inspectors or the DCA After-Hours Inspection Program may be utilized after DCA's normal hours for the majority of these inspections, if needed.

We feel that these changes will improve the efficiency of our operation, without materially affecting the high level of our responsiveness to the inspection needs of our customers. The Duty supervisor should be contacted for exceptions to this policy based on special needs or circumstances. □





## **CODE CHAT**

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

### **THE GATEKEEPER**



**I**n order to protect buildings and people from the negative effects of overheated service entrance conductors, NEC Article 230-70 (a) requires a sort of gatekeeper, in the form of a service disconnecting means. This service disconnecting means is defined in Article 100 as "...consisting of a circuit breaker or a switch and fuse..." and is to be installed at a readily accessible location either "outside of a building or structure, or inside nearest the point of entrance of the service conductors." So, just how much leeway is intended by that statement?

DCA believes that, since the section begins by stating that the disconnecting means shall be "...outside of a building..." the intent is to mitigate the hazard at the earliest possible point. Therefore, *immediately* inside the building is considered the last acceptable point at which the disconnecting means may be located. This means at a point directly adjacent to the point of entry, i.e., on the wall or floor at the point of penetration of the service entrance conductors. However, NEC Article 230-6 does allow some means of alternative protection which are deemed to provide sufficient isolation to permit the service entrance conductors to be considered as "outside of the building." These methods include (1) installation of the conductors under not less than 2 inches of concrete beneath the building; (2) installation within a building in a raceway that is encased in concrete or brick not less than 2 inches thick; or (3) installation in a transformer vault conforming to the requirements of Article 450, Part C. Article 450, Part C, states that transformer vaults shall be surrounded with walls, floors and roofs of not less than three-hour fire-resistive construction. Openings therein are also required to have a three-hour fire-protection rating.

Some will try to make the case that the "tap rules" of NEC Article 240-21 set a precedent for unprotected service entrance conductors of varying lengths. While NEC Article 240-21 enumerates rules by which certain 10 and 25 foot long conductors which are tapped from feeders may be without overcurrent protection at their supply ends, these are for tightly controlled, specific cases with entirely different hazards than are expected for service entrance conductors. It is also important to remember that the feeder conductors from which these taps are made have overcurrent devices at their supply ends.

Thoughtful planning is necessary for proper placement of service disconnecting means in order to achieve the level of safety intended by the code. For any questions regarding this subject or any other code requirements, feel free to call the DCA Plans Review office at 513-1500 and select option number 5, where helpful associates stand ready to provide assistance in applying code interpretations to individual situations. □

- Updates the KCBC to the latest national standards approved by all three nationally recognized model building code groups, which allow new tested and nationally accepted products and methods of design/construction.
- Makes the KCBC a fully integrated family of codes.
- Is fully supported by a regional office for the International Code Conference in the Metropolitan area (support material, code interpretations and training events).
- Recommends the adoption of the *International Codes*, the only integrated family of codes in the nation.
- Proposes adoption of the latest national standards for accessibility.

**ACHIEVES THE FOLLOWING FOCUS OBJECTIVES AND MAYOR'S GOALS:**

- Provides quality-housing opportunities for all income levels. (FOCUS Building Blocks/Competitive Economy)
- Insures that the codes do not result in unnecessary costs in construction and renovation. (Mayor's goal)
- Adopts a rehabilitation code to facilitate an adaptive re-use of historic and existing buildings. (FOCUS/Urban Core Component/Plan for the Heart of the City Initiative)
- Develops new regulatory incentives to encourage the renovation and occupancy of historic buildings through flexibility in building codes. (FOCUS/Preservation Component/Plan for Meaningful Communities)
- Recommends alternate building codes for historic and existing buildings. (Downtown Council's/Architects Subcommittee Housing Task Force)
- Allows flexibility when applying residential codes to older, converted downtown buildings. (Kansas City Consensus objective)
- Strengthens the Director of Codes Administration's ability to take action concerning dangerous structures without impeding other programs for abating dangerous building violations. (Mayor's Downtown Beautification Team)

In the 2000 KCBC Update Committee summary, the committee reported that it *"has produced a comprehensive code update package that is a big improvement over the currently adopted codes and will be a great benefit to the citizens of Kansas City. This consensus document represents a complete family of codes that is fully integrated with each of the referenced codes for all work related to both new construction and renovation. The proposed code greatly helps to reduce the cost of construction while still protecting the public's health, safety and welfare."* □

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## ***DCA STAFF CHANGES***

**Tom Nguyen** joined the Plans Review Division on July 31, 2000 as a Graduate Engineer.

**Khalid Banday** joined the Plans Review Division on July 16, 2000 Graduate Engineer.

**Dallas Dixon** rejoined the Plans Review Division on August 14, 2000 as a Graduate Engineer.

**Lynn Gant** was promoted in the Business Services Division as a Systems Analyst on August 28, 2000.

**Jose Portuguez** will rejoined the Business Services Division as an Administrative Officer on September 18, 2000.

**Mariah Harvey** left DCA to pursue other opportunities.

## **DCA INTERPRETATIONS**

**#/CODE**

**QUESTION**

**ANSWER**

CI2001-001 Is the sale and display of mobile homes permitted as a principal use in zoning district C-2?  
Code of Ordinances, Section 80-140

Yes, this use is as permitted and further regulated in Section 80-140 (b) d. 1. of the Zoning Ordinance. Please be advised that mobile homes parked on the property for display are required to be located on a surface paved with asphalt or concrete and such display/parking areas shall meet the setback requirements of the Zoning Ordinance for parking areas. Exceptions for the paving of off-street parking areas as provided in Chapter 52, Parking Stations, are applicable to parking/display areas for mobile home sales businesses.

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CI2001-002 Is automatic shutoff via smoke detection required for self-contained HVAC units that are located in the space that they serve and only recirculate air within that space (e.g. Liebert units)?  
1997 UMC Section 609

No. Provided that the unit does not draw air from any point outside of the space located, it is not required to be equipped with automatic shutdown via smoke detection. (See also UMC definitions of air-moving system and air, supply.)

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CI2001-003 Must designs for conventional private sewage disposal septic tank and lateral field systems bear the seal of an engineer registered in the State of Missouri?  
Code of Ordinances Section 18-111, 305.2

No, provided percolation test results indicate that the absorption capacity of the soil is between 0.83 gallons per square foot and 5.12 gallons per square foot of leaching area per 24 hours. (Refer to DCA Information Bulletin Number 105 for further information on this topic.) However, if the percolation test results indicate that the absorption capacity of the soil is less than 0.83 gallons per square foot or more than 5.12 gallons per square foot of leaching area per 24 hours, plans for the sewage disposal system shall be prepared and sealed by an engineer registered to practice in the State of Missouri and the system shall be designed for the specific soil conditions of the lot.

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CI2001-004 For the purposes of determining paving requirements, must any portion of an access drive in excess of 100 feet serving a single-family residence located on a tract of land of at least three acres or more in an agriculturally zoned area be paved with asphalt or concrete?  
Code of Ordinances Section 52-35 (b)(4)

No. The exemption from the requirement for an all-weather, dustless surface applies to the entire portion of the access drive which is located on private property. That portion of the access drive which is located on public property shall meet all requirements of the KCMO Department of Public Works.

## DCA INTERPRETATIONS

<u>#/CODE</u>	<u>QUESTION</u>	<u>ANSWER</u>
CI2001-005 Code of Ordinances Section 18-15(b)(1)a	Is a building permit required to construct a detached accessory building not exceeding 200 square feet in area? Additionally, for the purposes of this section, what is the definition of the term "detached accessory building"?	<p>Section 18-15(b)(1)a exempts detached accessory buildings not exceeding 200 square feet in area from building permit requirements. For the purposes of this exception, a detached accessory building includes the following types of structures: tool and storage sheds; playhouses; dog houses and runs; batting cages; greenhouses; garden shades; tree houses; commercial/industrial equipment cabinets, shelters, sheds and buildings, and other similar structures not used for human occupancy other than occasional servicing of equipment.</p> <p>This exception does not apply to any electrical, plumbing, mechanical or other permits which may be required for the use of the structure. Please reference the Zoning Ordinance regulations related to the location, height, area and setback requirements for detached accessory buildings.</p>
CI2001-006 Code of Ordinances Section 18-15(b)(1)	Is a building permit required to attach a communications antenna to an existing building, structure or communications tower?	<p>No, provided there are no structural modifications or alterations to the existing building, structure or communications tower necessary or required to accommodate the new communications antennae.</p> <p>This exception does not apply to electrical or other permits which may be required for the service and use of the additional equipment.</p>
CI2001-007 Code of Ordinances Section 52-34	What are the minimum construction requirements for barriers required to prevent the encroachment of parked motor vehicles on the public right-of-way?	<p>This section requires a physical barrier to be installed to prevent the encroachment of parked motor vehicles on the public right-of-way. Therefore, minimum construction requirements include but are not limited to ornamental iron fences, masonry walls, planters, pipe bollards, chain link fences and other installations of sufficient height and strength to prevent a motor vehicle in normal operation from passing over the property line and into the public right-of-way from an adjacent off-street parking space. Bumper blocks and loosely suspended chains and cables do not meet the requirements of this section.</p>

## ***NEW CERTIFIED BUILDING OFFICIALS***

**D**CA is pleased to announce that **Jomy John** and **Arturo Mactal**, plans examiners, recently passed the Certified Building Official (C.B.O.) exam sponsored by the International Code Council (ICC). Successful completion of the C.B.O. examination demonstrates knowledge and understanding of the legal, management and technological aspects of building codes. Jomy and Arturo join associates **Barry Archer, Donald Booth, Greg Franzen, David Skaff, Rick Usher, Steve Ward, Bill Watson** and **Wilson Winn** as Certified Building Officials and can now proudly display “C.B.O.” behind their names. Congratulations, gentlemen! □



*Left to Right: Jomy John, C.B.O., and Arturo Mactal, C.B.O.*

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### ***\* \* \* \* \* NATIONAL CALENDAR \* \* \* \* \****

September 2000

5-9 ICBO Annual Conference; San Francisco, CA  
18-21 BOCA Annual Business Meeting and Code Development Conference; Rochester, NY

October 2000

8-12 SBCCI Annual Research and Education Conference; Nashville, TN

March 2001

17-31 ICC Code Development Hearings; DoubleTree Hotel; Portland, OR

# Code Connection

**Department of Codes Administration**  
**18th Floor, City Hall**  
**414 East 12th Street**  
**Kansas City, Missouri 64106**

ADDRESS CORRECTION REQUESTED

**DCA's on the Internet at [www.kcmo.org/codes/](http://www.kcmo.org/codes/)**

## DCA Telephone Numbers: Area Code 816

Director's Office.....	513-1472
Deputy Director's Office.....	513-1500
City Hall Permit Center.....	513-1500
Plans Review Permit Center.....	513-1500
Commercial Plans Review.....	513-1500
One & Two Family Plans Review.....	513-1500
Inspections Division.....	513-1500
Special Inspections.....	513-1500
Investigations Division.....	513-1500
Business Services Division.....	513-1500
Contractor Licensing & Registration.....	513-1500

### FAX Services:

FAX Permit Process.....	FAX 513-1456
FAX Inspection Requests.....	FAX 513-1536
FAX Publications Purchases.....	FAX 513-1456
FAX One- and Two-Family Plans Branch.....	FAX 513-1505
FAX Plans Review Comments	
Call, w/ Control Number to request comments.....	513-1500

### Code Information:

Zoning, Floodplain, Airport Height Zone,	
Permit Application Information.....	513-1500
Code Questions, Plans Submittal Information,	
Plans Review Status.....	513-1500

## Publication Ordering Information:

The following publications are available from DCA.

1. **Chapter 18, Kansas City Building 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

To order, send a check payable to "City Treasurer" to:

Publications Order	You may FAX
DCA City Hall Permit Center	your order and pay
18th Floor, City Hall	by credit card. Call
414 East 12th Street	513-1500 for forms.
Kansas City, Missouri 64106	We'll FAX to you.

The following publications are available from the City Planning & Development Department 513-2846 FAX 513-2838).

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

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

1. **1991 Uniform Building Code**
2. **1993 National Electrical Code**
5. **1992 CABO One & Two Family Dwelling Code**
6. **1993 Amendments to the CABO One & Two Family Dwelling Code**
7. **1997 Uniform Plumbing Code**
8. **1997 Uniform Mechanical Code**