

Code Connection

The customer newsletter for the construction and development community.

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY

SEPTEMBER 2005

Holiday Schedule:

Development Services offices will be closed on the following dates:

Monday, September 5, 2005

Labor Day

Friday, November 11, 2005

Veteran's Day

Thursday, November 24, 2005

Thanksgiving Day

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November 1, 2005 Deadline Approaching for Conditionally Licensed Residential Building Contractors

Beginning November 1, 2005, all residential building contractors holding a conditional Residential Building Contractor license are required to have a certified residential building supervisor employed full-time. This supervisor is responsible for the residential building contractor's construction operations and shall be in place for the contractor to continue to obtain building permits. A residential building contractor license is required to construct, structurally alter or enlarge any one- or two family detached dwelling or townhouse, including any detached accessory buildings in excess of 400 square feet in area. **Permits issued prior to November 1, 2005 are exempted from this requirement.**

Exception: Residential building contractors providing evidence of their residential building supervisor being scheduled for one of the approved exams for this license shall be deemed as meeting this requirement until March 31, 2006. This exception will allow conditionally licensed residential building contractors to obtain building permits while their residential building supervisor is awaiting a scheduled qualifying exam. After March 31, 2006, however, all residential building contractors shall have a fully qualified residential building supervisor in place in order to obtain new permits.

The residential building contractor licensing program was implemented on November 1, 2004, with an exception to accommodate those residential building contractors who were legally in business in Kansas City, Missouri prior to this regulation. Residential building contractor's licenses were issued conditionally in those situations, subject to designating a residential building supervisor prior to November 1, 2005.

In order to become certified as a residential building supervisor and remove the condition from the license, any member of a residential building contractor's management staff in charge of construction operations who has passed one of the accepted residential building contractor exams may apply. Exam information and application forms are available online at www.kcmo.org/codes (click on the "Residential Building Contractor Licensing" link). You may also contact the Contractor Licensing Branch at (816) 513-1500, option 6, with any questions you may have regarding this matter.

There are currently 387 residential building contractors, 252 of which do not have a designated residential building supervisor. If you or a member of your staff has not taken the Residential Contractor (Class C) exam with ICC or Experior, we strongly urge you to contact either of these testing agencies to schedule one now.

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DEVELOPMENT SERVICES' ASSOCIATES PARTICIPATE IN ACCELA USER CONFERENCE

On August 21-25, Development Services' associates participated in the 2005 Accela Government Automation Conference. Accela is the parent company for the KIVA Development Management Software used by the City. Development Services and our customers rely upon KIVA and KIVANET daily for plans review, permitting, inspection and service request tracking. Attending this year were Greg Franzen, Rick Usher, Dion Waldon, Wilson Winn and Gene McCubbin. Also attending from the Information Technology Department were Lynn Gant and Princilla Nutt. All of these individuals are active in the use, management and development of the KIVA product for the City.

Attendance at the conference provides the opportunity to learn about new product features and direction from Accela staff, as well as innovative uses for the product from other clients. Unique to this conference is the opportunity for the User Group to drive the future direction of the product by submitting, discussing and voting on desired product enhancements. Users are currently benefiting from enhancements suggested by City staff at past conferences. These enhancements provide for greater efficiency in our operations, and were included in the product at no cost to the City.

At this year's conference, attendees also had the opportunity to elect a User Committee that will assist Accela in developing functional descriptions for future enhancements to ensure that the needs of the users are met. We were successful in electing ITD's Lynn Gant to the committee to represent KC's interests.

We look forward to the enhancements that will be found in the future product releases. We are currently working to upgrade to the latest available version of KIVA and KIVANET with a 'go-live' date in the spring of 2006.

If you haven't used KIVANET to track your project, go to www.kcmo.org/codes and click on the KIVANET link.

CPD-DS STAFF CHANGES

Philip Boyles joined the Investigations Division and **Kris Timmons** and **Bryan Alyea** joined the Inspections Division as Construction Code Inspector I's.

Marcus Robinson was promoted from Construction Code Inspector I in the Inspections Division South Branch to Graduate Engineer in the Special Inspections Branch.

Nikki Dennis, James Finney, Kenny Shelor, Christopher Simmons, Peter Manyothwane, and Dale Williamson left to pursue other opportunities.



CODE CHAT

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



WHAT'S NEW WITH ...SMOKE AND HEAT VENTING?

The recently adopted *2003 International Building Code (IBC)* has many similarities with the previously adopted 2000 IBC. However, in the interest of keeping the code current with the state of technology, some changes are made in each three-year code development cycle. This article will attempt to highlight some of those changes as they apply to the subject of smoke and heat venting.

Why is Smoke and Heat Venting Required?

For many years, automatic smoke and heat venting has been required in the model building codes for large factory and warehouse type occupancies for the purposes of maintaining a tenable environment for occupants during fire events and for assisting fire fighting personnel during rescue and cleanup operations.

Where is Smoke and Heat Venting Required?

As in the 2000 IBC, 2003 IBC Section 910.2.1 indicates that smoke and heat venting shall be provided in all Group F-1 and S-1 buildings, and portions of buildings used as Group F-1 and S-1 occupancies having more than 50,000 square feet in undivided area. Section 910.2.2 states that smoke and heat venting shall be provided in all Group H-2 or H-3 occupancies over 15,000 square feet in single floor area or those used for the storage of certain classes of materials. Section 910.2.3 states that smoke and heat venting shall be provided in all buildings and portions thereof containing high-piled combustible storage or rack storage in any occupancy in accordance with IBC Section 413 and the *International Fire Code*. Finally, smoke and heat venting is required for buildings of Groups F-1 and S-1 occupancy where exit travel distance is increased in accordance with IBC Section 1015.2.

As noted above, Section 910.2.3 references the *2003 International Fire Code* for smoke and heat venting requirements in buildings having high-piled combustible stock or rack storage. An important change has been made to IFC Table 2306.2 in the form of a new footnote. Footnote "j" of this table permits the omission of smoke and heat venting where early suppression fast response sprinkler systems (ESFR) are installed. This change has been moved to the body of the IBC in the 2004 IBC Supplement and recognizes the detrimental effects of automatic venting on ESFR systems, as well as the extra protection afforded by ESFR systems. Based on these code changes, CPD-DS has created **Interpretation Number CI2005-012** which permits the omission of smoke and heat venting for all occupancies where a ESFR sprinkler system has been installed, provided such buildings shall comply with all other requirements specific to the occupancy, i.e., high-piled storage requirements, etc.

Design and Installation

2003 IBC Section 910.3 (and Table 910.3) enumerates the design requirements for automatic smoke and heat vents as well as the associated required draft curtains. Draft curtains serve to collect and compartmentalize heat and products of combustion for more efficient operation of the automatic vents. An important change from the 2000 IBC, Section 910.3.4, Exception, now recognizes that draft curtains have been shown to have a detrimental effect on the performance of ESFR sprinkler systems and are, therefore, no longer required where this type of system is installed, except at the separation of ESFR and regular sprinkler systems.

Continued on Page 6

INTERPRETATIONS

#/CODE

QUESTION

CI2006-001

1. When is a secondary drain system required?

2003 IMC
Sec. 307.2

2. What is an acceptable location for the discharge of a condensate drain?

ANSWER

1. A secondary drain system is required where damage to building components may occur as a result of an overflow or stoppage in the primary system. For the purpose of this section, a “building component” includes finish materials such as gypsum wallboard, ceiling tiles and carpet, as well as wood framing, etc. Damage includes the possibility of mold, mildew and staining.

2. An acceptable location for the discharge of a condensate drain, either primary or secondary, is any location that will not cause damage or create a hazard or nuisance. The discharge location shall be able to drain. For a secondary drain, the discharge point shall be at a conspicuous location to alert occupants to the stoppage of the primary drain. The “conspicuous location” shall be one where the flow will be noticed as unusual, and that is occupied frequently enough so that the problem can be corrected in a timely manner. The primary and secondary drains shall be kept independent so that secondary flow can be distinguished from primary flow.

QUESTION

CI2006-002

For the purpose of the above section, should the occupant loads of commercial kitchens and other accessory spaces be included in determining the occupant load of an A occupancy.

2003 IBC
Sec. 907.2.1

ANSWER

Yes, if these spaces are designated as part of the group A occupancy. The occupants of all spaces that are a part of the group A occupancy shall be counted. If non-assembly accessory spaces are designed as a different occupancy group, then the occupants are not counted as part of the assembly occupancy.

QUESTION

CI2006-003

1. May the exception to accessibility for clustered single-user toilet rooms or bathing facilities be applied to facilities in tenant spaces in which the toilet or bathing rooms are not clustered in a contiguous configuration?

2003 IBC
Sec. 1109.2,
Exception 3

2. Does this exception apply to rooms containing required plumbing fixtures?

ANSWER

1. Yes. In a tenant space such as an office with multiple, single-user toilet rooms, this exception may be applied to reduce the required number of accessible facilities to 5 percent but not less than one room of each cluster. Though the toilet or bathing rooms are not required to be adjacent to each other to be considered as a cluster, the accessible facilities must be within the same tenant space and within the same general functional area as each of the non-accessible facilities.

2. Yes. Although the exception does not apply unless there are fixtures in excess of the minimum required number, the number of accessible rooms may be reduced to 5% of the *total* number of rooms provided.

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

PEDESTRIAN WALKWAY SEPARATION

**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 Development Services.” Doing so permits one to rationalize any apparent code discrepancies by investigating the files for the building in question. In order to facilitate this, CPD-DS 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 CPD-DS **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 CPD-DS.

The subject of this request is a proposed, 4-story, Group R-2 apartment building. The building is to be constructed on the same site with an existing building and connected to it with a new pedestrian walkway. *International Building Code*, Section 3104.5, requires a two-hour fire barrier wall for a distance of 10 feet horizontally on each side of the pedestrian walkway where it connects to the building. In lieu thereof, the applicant proposes to construct the walls and roof of the proposed walkway of two-hour fire-resistive construction for a distance of 10 feet from the attached building. I believe this request meets the intent of the code and should be approved. This request was determined to meet the intent of the code and was, therefore, approved.

This approval recognized that the intent of the code is to provide a two-hour fire barrier for a distance of 10 feet vertically and horizontally and that creating this construction on the walkway in lieu of on the attached building achieved the same result. Be sure to watch future editions of the *Code Connection* for more informative and interesting tales from the CMR files.

**PLANS REVIEW
AVERAGE TURNAROUND TIMES**

Four-Week Averages as of September 18, 2005

New Commercial Bldgs. & Additions	3.4 weeks
One- and Two-Family Dwellings	1 day/plan
All Other Projects	0.7 weeks/plan
Quality Control Review (QCR)	<2 days

Mechanical Smoke Exhaust

As an alternate to automatic gravity vents, IBC Section 910.4 permits smoke exhaust to be accomplished by means of a mechanical system, sized in accordance with Section 910.4.2. IBC Section 910.4.3 requires that the smoke exhaust system be automatically activated by the automatic sprinkler system or by heat detectors, and further requires manual controls for each fan unit. However, in recognition of the detrimental effects of smoke and heat venting by mechanical systems on ESFR sprinkler systems, CPD-DS permits mechanical smoke removal systems to be controlled by manual means only when requested through the Code Modification Request process.

As was the case in the 2000 IBC, 2003 IBC Sections 910.4.3 through 910.4.5 address wiring and control for mechanical smoke exhaust systems. These sections require protection for the wiring to ensure availability of the system during fire conditions and specify that the controls shall also be protected and accessible from outside of the building. Finally, Section 910.4.6 requires mechanical smoke exhaust controls to be coordinated with comfort air handling systems to ensure controllability by fire crews.

While code requirements for smoke and heat venting change from time to time to address new technologies, 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 CPD-DS Code Question Hotline at (816) 513-1511, where a helpful associate stands 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.

PUBLIC INFRASTRUCTURE INSPECTION SERVICES MOVED FROM PUBLIC WORKS TO CITY PLANNING & DEVELOPMENT!

On September 6, in an effort to continue consolidating development related services into one Department, sixteen (16) inspectors from Public Works Inspection Services were consolidated into the Land Development Division (LDD) of City Planning & Development - Development Services. This consolidation includes the inspection services pertaining to Erosion Control Permits for land disturbance activities greater than one (1) acre, Public Grading activities, Paving, Curb and Sidewalks permits for work within the public right-of-way, Public Storm and Sanitary Sewers improvements, and Public Street Light improvements.

Public Works will continue to inspect Signal Improvements for privately funded development projects. Historically, the number of signal projects annually has been between five (5) and ten (10) permits for private development funded projects, and, therefore, will not affect the consolidation effort. Public Works will continue inspecting work associated with operation and maintenance of the right-of-way (e.g., sidewalk projects that are sales tax and/or assessment funded, excavation permits related to street operation and utility maintenance, traffic control and closures, and street light maintenance inspection, etc.).

As a result of the change, LDD is immediately going to a single number for all inspection requests. The new infrastructure inspection request number will be **513-0651**.

With this change the prior Public Works North Inspection Number 784-8000 and South Inspection Number 513-8700 will no longer be used by LDD. The inspection staff will report to Dion Waldon.

WATER SERVICES BACKFLOW PERMIT REQUIREMENTS REMINDER

Licensed plumbing and fire protection contractors must submit an application for a backflow permit with each application for either a new commercial domestic water permit or for a commercial fire protection permit, per the following sections of Kansas City, Missouri, Ordinance No. 930805.

Sec. 37.105 New Water Connections

- (a) All new commercial and industrial non-fire water service lines and new underground connections for irrigation systems with facilities for introduction of chemical additives or with equipment creating back pressure must have an approved air gap separation or an approved reduced pressure principle backflow prevention assembly installed in the line. New underground connections for irrigation systems without facilities for introduction of chemical additives and without provisions for creating back pressure must have an approved double check valve assembly installed in the service line.
- (b) New fire protection systems using chemical additives must have an approved air gap separation or an approved reduced pressure principle backflow prevention assembly installed in the line. New fire protection lines not using chemical additives must have an approved double check valve assembly installed in the service line.

Sec. 37.107 Standards of installation

- (a) A permit must be issued by the Water Services Department prior to the start of construction or modification.

If you have any questions regarding this requirement, please contact Vivian E. Palermo, Water Services Manager of Permit Operations, at 816-513-2159.

Telephone Numbers: Area Code 816

Building Official	513-1472
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)
Land Development	513-2593

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 CPD-DS 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 (913-888-0304).

1. **2003 International Building Code**
2. **2003 Uniform Plumbing Code**
3. **2003 International Mechanical Code**
4. **2002 National Electrical Code**
5. **2003 International Residential Code**