

Code Connection

The customer newsletter for the construction and development community.

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

SEPTEMBER 2001

Holiday Schedule:

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

Monday, September 3, 2001
Labor Day

In this issue:

- City Council Updates Codes
- Kansas City code Academy Training
- Kiva Net--Online Access
- Plans Review turnaround Times
- Code Chat
- In The Zone
- National Calendar
- 2000 International Code Seminars
- From the Files
- Staff Changes

CITY COUNCIL TAKES ACTION TO UPDATE CODE

On August 23, 2001, the City Council adopted Second Committee Substitute for Ordinance No. 010783 that will go into effect on September 4, 2001. Their action amended Chapter 18, Code of Ordinances, and changed the outdated Kansas City Building Code to an up-to-date Kansas City Building and Rehabilitation Code that includes the following codes, as amended:

- 2000 International Building Code (ICC)
- 2000 International Residential Code (ICC)
- 2000 International Private Sewage Disposal Code (ICC)
- 2000 International Fuel Gas Code (ICC)
- 2000 International Mechanical Code (ICC)
- 2000 International Energy Conservation Code (ICC)
- 1997 Uniform Code for Building Conservation (ICBO)
- 1999 National Electrical Code (NFPA)
- 2000 Uniform Plumbing Code (IAPMO)
- ASME A17.1 – 1996 Safety Code for Elevators and Escalators
- ASME A17.3 – 1996 Safety Code for Existing Elevators and Escalators

There will be a 90-day grace period, during which time you may submit plans using the previous code package.

Should you wish to see the entire ordinance, as amended by both committee substitutes, please check out the DCA website at www.kcmo.org/codes and click on Building and Rehabilitation Code or you may purchase the new code from DCA. □

KANSAS CITY CODE ACADEMY OFFERS TRAINING

The Kansas City Code Academy is sponsoring upcoming seminars on the International Residential and Building Codes. The seminars will be held at the Johnson County Community College, 12345 College Boulevard, Overland Park, Kansas, from 8:00 a.m. - 5:00 p.m. each day, with check in from 7:30 - 8:00 a.m. on the first day of each session. The instructors will be ?. The cost for each two-day session is \$130 per person, which includes course materials and refreshments during morning

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**KIVANET
ONLINE ACCESS
TO DCA SERVICES**

On July 1, 2001, DCA plans review, permit, inspections and request for services information was made available on-line at <http://www.kcmo.org/codes/>. By clicking the link to KivaNet at this location, DCA customers gain access to the status of building permit plans review comments, permit issuance and inspection results. KivaNet displays the current status of the information through a live connection with our KIVA land, permits, inspections, and request for services information system.

DCA customers are finding many interesting and resourceful uses for KivaNet. Habitat for Humanity's ReStore monitors issuance of pre-demolition inspection permits (CPBI) and demolition permits (CPBD) in their search for surplus and salvaged building materials. KivaNet supplies contact information for the permit applicant and property owner, which ReStore then uses to send postcards describing its services. Brian Alferman of ReStore stated that KivaNet would help reduce the amount of potentially usable building materials sent to landfills and would provide support for Habitat for Humanity's efforts in constructing affordable housing.

DCA permit applicants can check the status of their projects at any time at their convenience. In the past month, KivaNet has been enhanced to display the text of our field inspection results. Now our customers will be able to monitor the status of their projects from plans review submittal to issuance of certificate of occupancy on-line.

Keep your browser pointed at KivaNet! In the coming months, we plan to offer on-line permit application and payment. We also plan to offer on-line inspection requests to make our services even more convenient for our customers. □

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

Four-Week Averages as of August 12, 2001

New Commercial Bldgs. & Additions 3.6 weeks
One- and Two-Family Dwellings 1 day/plan
All Other Projects 0.8 weeks/plan



CODE CHAT

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

FREQUENTLY ASKED RESIDENTIAL QUESTIONS PART I



One of DCA's many customer services includes a code question hotline which is attended from 8:00 a.m. to 5:00 p.m., Monday through Friday (dial 816 513-1511 to speak to the designated happy, helpful DCA associate). Queries received on the code question hotline range from the outrageous to the bizarre, however, some questions, particularly those regarding residential properties, arise over and over again. It is the mission of the next few *Code Chat* articles to enumerate and answer some of these frequently asked residential questions.

This month's frequently asked question, arising from the general public's overwhelming desire to do the right thing, is **"Do I need a permit for my..."**

Detached Accessory Building? Yes, except that, according to KCMO Code of Ordinances, Section 18-15 (b) (1) a, a permit is not required for one-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the projected roof area does not exceed 200 square feet. However, these buildings are still required to comply with the applicable requirements of the Building Code and Zoning Ordinance for such occupancies.

Swimming Pool? Yes, except that according to KCMO Code of Ordinances, Section 18-15 (b) (1) j, a permit is not required for prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons. Such pools shall still comply with the applicable requirements of the Zoning Ordinance.

Fence? No, KCMO Code of Ordinances, Section 18-15 (b) (1) e, exempts all fences from permit requirements. However, all fences and walls that are not part of a building shall comply with KCMO Code of Ordinances, Chapter 27, with regard to location and height.

Deck? Yes, except that KCMO Code of Ordinances, Section 18-15 (b) (1) g, exempts platforms and decks from permit requirements, provided they are not more than 30 inches above grade and not over any basement or story below. However, these elements are still required to comply with the applicable requirements of the Building Code and Zoning Ordinance for such occupancies.

Retaining Walls? Yes, except that KCMO Code of Ordinances, Section 18-15 (b) (1) d, exempts retaining walls which are not over four feet in height measured from grade on the low side of the wall, unless supporting a surcharge or impounding flammable liquids or when adjacent to a public right-of-way. DCA interprets "adjacent to the public right-of-way" as being located within a distance from the public right-of-way that is less than the height of the wall in question.

Reroofing Project? No, KCMO Code of Ordinances, Section 18-15 (b) (1) k, exempts reroofing of all buildings from permit requirements. However, all reroofing projects shall comply with the applicable provisions of the Building Code, and replacement of more than 32 square feet of roof sheathing shall have a building permit.

Window Awnings? No, KCMO Code of Ordinances, Section 18-15 (b) (1) i, exempts window awnings supported by an exterior wall of a Group R, Division 3 Occupancy, provided they project not more than 54 inches.

Replacement of Exterior Wall Covering? No, KCMO Code of Ordinances, Section 18-15 (b) (1) m, exempts the replacement of exterior wall covering for detached one and two family dwellings.

Repair of Holes in Plaster or Sheetrock Walls and Painting, Papering, Installation of Carpeting or Floor Coverings and Similar Finish Work? No, KCMO Code of Ordinances, Section 18-15(b) (1) o, p and q, exempts this work from permit requirements.

Gutter and Downspout Installation/Replacement? No, KCMO Code of Ordinances, Section 18-15 (b) (1) s, exempts the installation/replacement of gutters and downspouts.

Replacement of Soffits and Wall or Roof Sheathing? Yes, except that KCMO Code of Ordinances, Section 18-15 (b) (1) v, exempts the replacement of less than 32 square feet of soffits and wall or roof sheathing for detached one and two family dwellings.

Driveway, Walk or Patio? No, KCMO Code of Ordinances, Section 18-15 (b) (1) y, exempts walks, drives and patios constructed on existing grade. And, yes, if you want to, you can pave your entire yard.

Repair and Replacement of Defective Plumbing Fixtures or Valves? No, KCMO Code of Ordinances, Section 18-15 (b) (3) c, exempts such work, provided alterations or extensions of piping systems are not made.

Replacement and Repair of Lavatory and Sink Traps? No, KCMO Code of Ordinances, Section 18-15 (b) (3) d, exempts such work.

Replacement of Electrical Switches, Receptacles and Fixtures? No, KCMO Code of Ordinances, Section 18-15 (b) (5) e, exempts such work (except for ceiling fans) where no alteration or extension of an existing circuit is required.

Oil Derrick? No. Don't laugh, it is specifically exempted by KCMO Code of Ordinances, Section 18-51 (b) (1) b.

While building codes and permit requirements may, at times, seem restrictive, it is also important to know those instances where greater latitude is given. For any questions regarding this subject or any other code requirements, feel free to call the DCA Plans Review office at (816) 513-1511, where helpful associates stand ready to provide assistance in applying code interpretations to individual situations. □

and afternoon breaks. Please preregister as soon as possible since class sizes will be limited. Preregistered participants will receive their course materials when they check in. All late registrations will receive course materials on a first come/first served basis. For additional information, including a registration form, please visit our website at www.kcmo.org/codes. You may also contact Bill Watson by phone, (816) 513-1574; fax, (816) 513-1536; or e-mail, bill_watson@kcmo.org if you need additional information. See page 4 for the dates of the seminars and pick the one that best suits your schedule.

International Residential Code

Session 1: September 9-10
Session 2: September 13-14

International Building Code

Session 1: October 8-9
Session 2: October 11-12

IN THE ZONE
By Wilson Winn, C.B.O.
Division Manager of Investigations

What's developing in Brookside? Recently a new section, Sec. 80-135, appropriately titled District BBD (Brookside business district) was added to the Code of Ordinances. The purpose of establishing district BBD is intended to permit development and continuance of small-scale retail, service and office uses designed to serve adjacent residential neighborhoods; or larger trade areas with small-size specialty shops and services such as antique shops, travel agencies and other related activities. Combined commercial-residential (mixed use) structures are appropriate in this district and are encouraged. However, general retail uses intended to draw from a larger area, and having a substantial reliance on automobile-based customer trips, are better located in more intensive commercial districts. Parking requirements in this district recognize the pedestrian and transit orientation of customer trips and the shared use of both on-street and off-street parking.

This district was established to protect the existing character of the Brookside business district and to encourage similar type development in the area. Section 80-135 is unique compared to other sections of the Chapter 80 in several ways. Specifically, the Accessory Use provisions and the Architectural Standards provisions are worthy of note. The accessory use provisions allow uses customarily incidental to a local retail activity and prohibit uses such as a car washes as an accessory use to a service station, drive-in, drive-up or drive-through facilities as an accessory use except for banks, saving and loan association and other financial institutions.

The Architectural standards provisions require structures other than single-family residential dwellings to be built to the street right of way line. It further requires at least three square feet of window or door openings per lineal foot of street wall frontage being provided on the first floor elevation. Exterior materials, except doors and windows, are required to be of stone, brick, stucco or wood for new construction or exterior renovation of existing structures. Screening, fences and lighting requirements are also addressed in this section. The addition of this new section to the zoning ordinance will ensure that Brookside will remain a viable and pedestrian friendly neighborhood for many years.

Hopefully this overview of Section 80-135 will prove helpful to you in determining what development is appropriate in Brookside. Keep in mind that the above is a general overview, and that Chapter 80 of the Code of Ordinances should be consulted for the complete picture when determining zoning compliance. Please also note that Section 80-135 contains other provisions that are not mentioned in this article. To obtain a copy of Chapter 80, Zoning Ordinance, contact the Department of City Development at 513-2856 or visit our web site at www.kcmo.org/code/home.htm to view this ordinance and much more. To request a zoning determination, contact DCA at 513-1500. □

NATIONAL CALENDAR

September

12-16	American Fire Sprinkler Assoc. 20 th Convention	Boca Raton, FL
16-21	BOCA/ICBO Annual Conference	Cincinnati, OH

October

10-11	ANSI Annual Conference	Washington, DC
28-Nov. 1	SBCCI 56 th Annual Research and Education Conference	Greensboro, NC

2000 INTERNATIONAL MECHANICAL AND PLUMBING CODE SEMINARS

To be held October 24 – 25, 2001

Sponsored by Metropolitan Kansas City Chapter ICBO

The following educational seminars will be held at the Johnson County Community College General Education Building, 12345 College Boulevard, Overland Park, Kansas, on October 24-25, 2001. The seminars will be held from 8:00 a.m. – 5:00 p.m., with registration from 7:30 a.m. - 8:00 a.m. Information: For additional information, including a registration form, please visit our website at www.kcmo.org/codes. You may contact Bill Watson by phone, (816) 513-1574; fax, (816) 513-1536; or e-mail, Bill_Watson@kcmo.org if you need additional information.

2000 International Mechanical Code Fundamentals-Wednesday, October 24, 2001

Seminar # 686i. This seminar will be presented on the residential and light-commercial provisions of the *2000 International Mechanical Code*, *2000 International Fuel Gas Code* and the *2000 International Residential Code* as they apply to mechanical system installations and field inspections. This program will examine the differences and similarities of the three codes, installation requirements of mechanical systems and specific requirements for gas piping, combustion air and vent sizing.

2000 International Plumbing Code Fundamentals-Thursday, October 25, 2001

Seminar # 785i. This seminar will be presented on the residential and light-commercial provisions of the *2000 International Plumbing Code* as they apply to plumbing system installations and field inspections. This program will examine the major provisions relating to water distribution, building sewers, drainage systems, plumbing fixtures and water heaters.

The fee schedule is shown below. Fees include instruction, course materials, break refreshments in morning and afternoon. Lunch is not included. Please register as soon as possible since class size will be limited. Preregistered participants will receive course materials at the seminars. All late registrations will receive course materials on a first come/first served basis. Participants will earn 7 learning units, 7 health safety welfare hours and 7 continuing education units.

Seminars	Payment received by 9/22/2001		Payment received after 9/22/2001	
	Metro KC Chapter ICBO Members	Non Members	Metro KC Chapter ICBO Members	Non Members
2000 IMC Fundamentals (1 day)	\$50	\$60	\$75	\$85
2000 IPC Fundamentals (1 day)	\$50	\$60	\$75	\$85
Both Seminars (2 days)	\$100	\$120	\$125	\$145



FROM THE FILES...
REAL CODE MODIFICATION REQUEST CASE HISTORIES
CONDENSATE OVERFLOW DRAINAGE

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

The KCMO Code of Ordinances, Section 18-6, states that “The details of actions 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 CMR case histories that have been **APPROVED** by DCA.

The request currently under consideration regards a single-family residence with HVAC equipment located in the attic. 1992 CABO Section 1101.4.3 requires a secondary pan to catch condensate overflow in case of blockage of the main condensate drain. This secondary drain pan is also required to be provided with a drain. In lieu thereof, the applicant proposes to install a float switch in the secondary pan which will shut off the equipment in the event that water is detected. The applicant believes that this will alert the occupants that the equipment condensate drain be plugged and will prevent further accumulation of condensate in the pan.

This approval was based on the fact that the float switch provides a level of protection which is at least equal to and, in one respect, better than that which is required by code. While the required dual-drain system might normally prevent building damage by condensate overflow, there is the possibility that both drains could be blocked. In that case, damage to the building could occur, and the float switch that shuts down the equipment would be a superior solution. Be sure to watch future editions of the *Code Connection* for more informative and interesting tales from the CMR files. □

DC A STAFF CHANGES

Trish Breiner was reclassified from Administrative Assistant II to Administrative Assistant III in the Business Services Division.

Ted Geppert was reclassified from a Graduate Engineer to a Registered Engineer in the Plans Review Division.

Glenn Longworth was promoted from Construction Code Inspector I to Construction Code Inspector II in the Investigations Division.

Patrick McNamara was promoted from Construction Code Inspector II to Construction Code Inspector III.

Fred Tafaghodi joined the Plans Review Division as a Graduate Engineer.

John Bremser, Wendy Eiss, David Miller, and Markiese Sanders joined the Investigations Division as Construction Code Inspector I's.

Jason DeGrave and **John Chumba** joined the Inspections Division as Construction Code Inspector I's.

Marlene Hall accepted a position with the Public Works Department.

Todd Shields and **Penny Brooks** resigned to pursue other opportunities.

Code Connection

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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 from DCA.

1. **Chapter 18, Kansas City Building and Rehabilitation Code** and related ordinances.

This is the building code dopting 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
Publications Order
DCA City Hall Permit Center
414 East 12th Street
Kansas City, Missouri 64106

You may FAX your order and pay by credit card. Call 513-1500 for forms. We'll FAX to you.

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

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

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

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**