

# Code Connection

The customer newsletter for the construction and development community.

CITY OF FOUNTAINS  
HEART OF THE NATION



KANSAS CITY  
MISSOURI

SEPTEMBER 2003

## Holiday Schedule:

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

**Monday, September 1, 2003**

Labor Day

**Tuesday, November 11, 2003**

Veteran's Day

**Thursday, November 27, 2003**

Thanksgiving Day

## In this issue:

- Wind Load Design
- Website Enhancements
- Code Chat
- From the CMR Files
- Turnaround Times
- Associates' Achievements
- Interpretations
- 2003 IBC Seminars

## *WIND LOAD DESIGN REQUIRED FOR GARAGE DOORS*

Section R301.2.1 of the 2000 *International Residential Code* (IRC) and Section 1609 of the 2000 *International Building Code* (IBC) require that all doors be able to resist the design wind load for the structure. This is especially critical for garage doors due to their large area. If a garage door fails due to high winds, the resulting building opening could lead to failure of the garage structure under the increased wind loads.

The members of the trade association called the Door & Access Systems Manufacturers Association International (DASMA) manufacture over 95% of all garage doors sold in North America. Recognizing a need for uniformity in the industry, DASMA has developed a performance labeling program for garage doors. These labels have been available for garage doors since early 2003. The permanently attached label will clearly indicate the wind loads (in psf) for which the door has been certified.

The Kansas City area has a basic wind speed of 90 mph (3-second gust). For a house in Exposure Category B, this translates to 12.8 psf positive wind pressure and 14.8 psf suction wind pressure for a 9' x 7' door, and 12.4 psf positive wind pressure and 13.8 psf suction wind pressure for a 16' x 7' door. (Exposure Category B may be assumed unless the site meets the definition of another category. See IRC Section R301.2.1.4.)

DASMA has published a Technical Data Sheet #155M that summarizes the IRC requirements. A copy can be obtained from DASMA's website at <http://www.dasma.com/PDF/Publications/TechDataSheets/CommercialResidential/TDS155m.pdf> (Data Sheets for other codes are also available.) Additional information about the Certified Labeling program can be viewed at <http://www.dasma.com/articles/feature/feature65.asp>.

**Beginning with final inspections conducted on or after January 1, 2004, DCA will verify that garage doors bear the certification label indicating compliance to the local wind loads, and that the installation is in conformance with the manufacturer's installation instructions. The manufacturer's installation instructions shall be left at the house for inspection purposes.** This initiative has been developed by agreement with the Home Builders Association of Greater Kansas City (HBA) and in conjunction with the Johnson County Building Officials Association. □

**CODE CONNECTION  
SEPTEMBER 2003**



Published by the City of Kansas City,  
Missouri, Department of Codes  
Administration

**Director**

J. Barry Archer, P.E., C.B.O.  
513-1472  
FAX 513-1457  
e-mail: [barry\\_archer@kcmo.org](mailto:barry_archer@kcmo.org)

**Deputy Director**

Donald N. Booth, P.E., C.B.O.  
513-1478  
FAX 513-1505  
e-mail: [donald\\_booth@kcmo.org](mailto:donald_booth@kcmo.org)

**Division Manager of Business Services**

Tom Briggs  
513-1453  
FAX 513-1457  
e-mail: [tom\\_briggs@kcmo.org](mailto:tom_briggs@kcmo.org)

**Division Manager of Inspections**

Greg Franzen, P.E., C.B.O.  
513-1538  
FAX 513-1536  
e-mail: [greg\\_franzen@kcmo.org](mailto:greg_franzen@kcmo.org)

**Division Manager of Investigations**

Wilson Winn, C.B.O.  
513-1577  
FAX 513-1536  
e-mail: [wilson\\_winn@kcmo.org](mailto:wilson_winn@kcmo.org)

**Division Manager of Permits**

Rick Usher, C.B.O.  
513-1468  
FAX 513-1456  
e-mail: [richard\\_usher@kcmo.org](mailto:richard_usher@kcmo.org)

**Division Manager of Plans Review**

Gary Marker, R.A.  
513-1493  
FAX 513-1484  
e-mail: [gary\\_marker@kcmo.org](mailto:gary_marker@kcmo.org)

**Subscriptions, Address Changes**

Pat Williams  
513-1472  
e-mail: [pat\\_williams@kcmo.org](mailto:pat_williams@kcmo.org)

**E-mail Code Questions**

e-mail: [gary\\_marker@kcmo.org](mailto:gary_marker@kcmo.org)

## ***DCA WEBSITE ENHANCEMENTS***

**D**CA has recently improved its website by adding new search features to find code interpretations and information bulletins. And the employee directory now includes direct phone numbers, e-mail addresses, work locations, and even photos of our employees. To access these features, go to our website at [www.kcmo.org/codes](http://www.kcmo.org/codes).

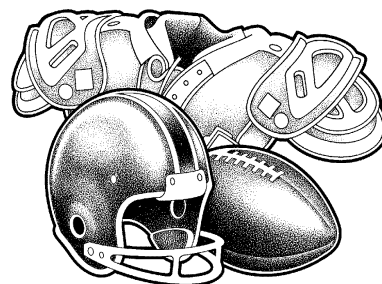
The "Interpretations/Information Bulletins" link takes you to a page titled "DCA Search Application." Click the link labeled "Go to search application" and choose from one of the following search criteria to find specific interpretations or bulletins:

- **Enter a Keyword** search allows you to type in a specific word, such as "electric or electrical," or a specific code section, such as "Section 510," and find all the interpretations or bulletins containing those words.
- **View by Adopted Code** search allows you to find all interpretations based upon a specific code by selecting that code from a drop-down list.
- **View Entire Code Interpretation** or **View Entire Information Bulletin** lists allow you to view the entire list of interpretations or information bulletins by clicking in the box to the left of the list.

You may also view a list of the model codes that the City of Kansas City, Missouri, has adopted by clicking in the box to the left of **View Adopted Code Descriptions**.

The **Employee Directory** link takes you to a complete listing of our associates. The additional information will further assist our customers when they need to contact or even identify one of our associates. Dave Severnuk, Security Manager for the City, said "In this day and age, it is important for all of us to make sure that we know who we are dealing with. By providing these photos on the website, citizens can confirm that they are dealing with an actual member of the DCA staff."

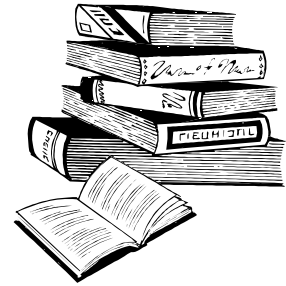
Please feel free to contact us if you have ideas for improvements or comments about our website, as we are always striving to make it better.





## **CODE CHAT**

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



### ***WHAT'S NEW WITH...OPEN PARKING GARAGES?***

The recently 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 open parking garages. The comparison is made with the immediate past code adopted by KCMO, which was the 1991 UBC.

#### **Definition**

The IBC defines an open parking garage as a structure with the openings as described in Section 406.3.3.1 on two or more sides and that is used exclusively for the parking or storage of private motor vehicles as described in Section 406.3.4. This definition is very similar to that of the UBC, except that the definition in the UBC included references to the required construction type and an exception permitting accessory uses on the grade-level tier. Please note, however, the definition holds the key to drastic differences between the IBC and the UBC regarding placement of open parking garages.

Careful review of the language in both codes reveals that, by definition, an open parking garage cannot be part of a structure housing any other occupancy. While the sole exception to this limitation in the UBC permits the inclusion of not more than 1,000 square feet of office, toilet and waiting room on the grade level, the IBC, in addition to that exception which is stated in Section 406.3.4, contains numerous other such provisions. These provisions include Section 508.3, permitting an open garage with an enclosed garage beneath; Section 508.5, permitting an open parking garage beneath certain Group R occupancies and Section 508.8, permitting an open parking garage beneath groups A, I, B, M and R occupancies. These exceptions all rely on one or more of the following requirements to maintain the required level of safety: (1) limitations on the type of construction for the open garage portion, (2) the requirement for fire-resistive separation, and (3) limitations on height and area of the building/occupancies.

#### **Construction**

Both the UBC and IBC (Section 406.3.3) require open parking garages to be of not less than Type I or II construction. However, the IBC also allows Type IV construction for these buildings.

#### **Openings**

As required in the UBC, IBC Section 406.3.3.1 also requires openings for natural ventilation and specifies that they shall be uniformly distributed on two or more sides, that the area of such openings shall be not less than 20 percent of the total perimeter wall area of each tier and that the length of such openings shall constitute a minimum of 40 percent of the perimeter of the tier. The IBC, however, permits the omission of the 40 percent perimeter requirement where the openings are uniformly distributed on two opposing sides. Also, the IBC includes a new requirement addressing interior partitions, stating that interior walls shall be at least 20 percent open, with uniformly distributed openings.

*(Continued on page 4)*

## **Area and Height**

As with the UBC, IBC Section 406.3.5 refers to a table (Table 406.3.5) for a listing of allowable areas and heights for open parking garages. In the IBC, however, the table has been modified to include Type IV construction and to allow an increase in the allowable area for Type IIB construction from 30,000 square feet to 50,000 square feet. Height provisions remain the same with the addition of provisions for Type IV garages and the minimum 7 foot clear height has been maintained.

## **Area and Height Increases**

The UBC and IBC Section 406.3.6 permit the same increase in the allowable area of open parking structures based on an increase in exterior wall opening area.

## **Location on Property**

While the UBC listed special exterior wall and opening provisions for open garages, IBC Section 406.3.7 refers to the basic tables 602 and 704 for this information. The requirements are the same in both codes, except that Table 704 permits 15 percent protected openings less than 5 feet from the property line, whereas the UBC permitted none.

## **Stairs and Exits**

Like the UBC, IBC Section 406.3.8 refers to exit requirements in Chapter 10 and does permit special exiting for “attendant only” situations. Significant changes include the requirement of IBC Section 1005.2.1.1 for not less than two exits from each tier of all open parking structures (regardless of occupant load) and an allowed maximum travel distance of 300 feet (400 feet with sprinklers) as opposed to 250 feet in the UBC. Finally, due to the allowance of open parking garages in buildings housing other occupancies, IBC Section 1005.3.2, Exception 5 clarifies that stairs in open parking structures need not be enclosed when serving only the open parking structure.

## **Standpipes**

Like the UBC, IBC Section 406.3.10 refers to standpipe and sprinkler system requirements in Chapter 9. The IBC generally does not require sprinklers within open parking garages, except when part of a building is required to be sprinklered throughout due to other occupancies therein. Standpipe requirements are now based solely on the height of the building, specifically when the floor level of the highest occupied story is more than 30 feet above the level of Fire Department access per IBC 905.3.1 (as opposed to 4 stories or more in height as required in the UBC). Unlike the UBC, the IBC does not require standpipes for open parking garages based on floor plate size.

## **Enclosure of Vertical Openings**

As with the UBC, the IBC does not require the enclosure of vertical openings within open parking garages.

## **Ventilation**

As with the UBC, the IBC does not require ventilation, other than the openings in the exterior walls.

(Continued on page 6)

**FROM THE FILES...**  
**REAL CODE MODIFICATION REQUEST CASE HISTORIES**  
**ELEVATOR CAR TOP CLEARANCE**

**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](http://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 an addition to an existing building which involves the installation of an elevator. 1996 ANSIA17.1, Rule 107.1 k requires a refuge area on top of the elevator car with a head clearance of not less than 42 inches. The applicant notes that the installation is such that the head clearance provided is 23 inches. The applicant requests that this condition be accepted and, further, proposes to provide a permanent sign at the top of the car that warns of the reduced clearance. The applicant also proposes to provide upper travel limit switches that are interconnected with the top of car operator control circuits that would prevent car travel beyond the prescribed limit when in the Inspection Position. Finally, the applicant proposes to install lockable hoistway door escutcheons to prevent unauthorized hoistway access. This request was determined to meet the intent of the code and was approved.

This approval recognized that the intent of the code is to provide protection to maintenance and inspection personnel having a reason to be riding or working on the car top, and that, due to enhanced capabilities of currently available control equipment, the required clearance could be achieved by electronically limiting the travel of the car. Be sure to watch future editions of the *Code Connection* for more informative and interesting tales from the CMR files.

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

Four-Week Averages as of August 3, 2003

New Commercial Bldgs. & Additions .....	3.6 weeks
One- and Two-Family Dwellings .....	1 day/plan
All Other Projects .....	0.6 weeks/plan
Quality Control Reviews (QCR) .....	2 days

## Prohibitions

IBC Section 406.3.13 states that repair work, parking of trucks, busses or similar vehicles partial or complete closing of required exterior wall openings or dispensing of fuel are prohibited as they were in the UBC.

While UBC and IBC methodologies for regulating open parking garages 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 Plans Review office at (816) 513-1511, where helpful associates stand 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](mailto:gary_marker@kcmo.org). □

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## ***DCA IS PLEASED TO ANNOUNCE OUR ASSOCIATES' ACHIEVEMENTS***

**Jeff Lee**, a Development Specialist I in the Plans Review Division, received certification from the International Code Council (ICC), as a Certified Building Official (C.B.O.) on July 8, 2003. Becoming a Certified Building Official reflects his dedication to education in the field of code enforcement and required the passing of two examinations that test candidates' knowledge in technical, legal and management areas of code enforcement. Mr. Lee passed those examinations on his first attempt. The ICC C.B.O. program is a voluntary professional credential, though it is often recognized by local and state governments as a mandatory employment requirement. Mr. Lee has been a Plans Examiner with the DCA One- and Two-Family Plans Review Branch since July, 2002.



*From left to right: Jeff Lee, Courtney May, and Jason Muller*

**Courtney May** successfully completed the Fundamentals of Engineering examination, and is now registered with the State of Missouri as an Engineer Intern. Courtney graduated from the University of Missouri-Columbia in 2002 with a Bachelor of Science in Civil Engineering. She has been with DCA since March 2003, as a Construction Code Inspector I.

**Jason Muller** successfully completed the Professional Engineer examination, and is now a Missouri-licensed professional engineer (P.E.). Jason graduated from the University of Missouri-Rolla in 1997 with a Bachelor of Science degree in Civil Engineering. He has been with DCA since 1997, as a Construction Code Inspector I and II, and since 1999 as a Graduate Engineer in DCA's Special Inspections Branch. In recognition of his accomplishment, Jason has recently been promoted to the position of Registered Engineer.

Congratulations, Jeff, Courtney, and Jason! □

# DCA INTERPRETATIONS

#/CODE	QUESTION	ANSWER
CI2003-109 2000 IBC Secs. 1003.2.13, 1003.2.13.2 Exception 2	In a fully sprinklered building that does not have enclosed stairways (egress is either directly to grade or by means of stairs that are not required to be enclosed), must all required means of egress be either accessible to the disabled or provided with areas of refuge?	No. While IBC Section 1003.2.13 states accessible means of egress are required, Section 1003.2.13.2 Exception 2 states that stairways in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 need not be accessible. Therefore, if buildings with enclosed stairways are not required to be provided with areas of refuge, neither are buildings that do not have enclosed stairways.
CI2003-110 2000 IBC Sec. 1005.3.2, Exception 8	IBC Section 1005.3.2, Exception 8, permits the omission of an enclosure for 50 percent of egress stairways serving one adjacent floor, provided each floor is served by at least two means of egress and that no two such interconnected floors are open to any other floors. In a building with three levels, with exit discharge at the middle level, may a required egress stairway be permitted to be open between the middle and upper levels if it is separated at the lowest level from the remainder of the lowest level by construction as required for the floors or shaft enclosures for the building?	Yes. No single portion of this stairway serves more than one adjacent floor and the separation at the lowest level prevents more than two levels from being open to any other levels.
CI2004-001 2000 IBC Secs. 202, 1204.1, 1003.2.11	Does IBC Section 1204.1 apply to parking garages? What spaces are considered to be “intended for human occupancy” as referenced in IBC Section 1204.1?	No. For the purposes of this IBC Section 1204.1, the definition of the phrase “intended for human occupancy” shall be the same as for “occupiable space” as stated in IBC Section 202. This section states that occupiable space is a room or enclosed space designed for human occupancy in which individuals congregate for amusement, educational or similar purposes or in which occupants are engaged at labor and which is equipped with means of egress and light and ventilation facilities meeting the requirements of this code.  The requirements of IBC 1003.2.11 for means of egress illumination do apply to all portions of a parking garage.



# DCA INTERPRETATIONS

#/CODE	QUESTION	ANSWER
CI2004-002 2000 IBC Sec. 3103.1.1	Is a building permit required for temporary tensile supported structures exceeding 120 square feet in area?	No. However, such structures shall comply with the requirements of the International Building and Fire Codes.  A permit is required by the KCMO Fire Marshall for temporary tensile structures.
CI2004-003 KCBRC Sec. 18-17(a)	Section 18-17 (a) of the 2001 KCBRC requires permit applications to indicate the occupancy of the proposed structure. However, the referenced 2000 <i>International Residential Code</i> does not specify occupancy groups for one- and two-family dwellings and their accessory structures. Therefore, what occupancy group shall be assigned to one- and two-family dwellings? What occupancy group shall be assigned to accessory structures for one- and two-family dwellings?	Based on the provisions of the 2000 <i>International Building Code</i> , one- and two-family dwellings shall be classified as Group R-3 occupancies. Accessory structures to one- and two-family dwellings shall be classified as Group U occupancies.
CI2004-004 2000 IMC Sec. 607.5.1, 2000 IBC Sec. 705.11 Exception	2000 <i>International Mechanical Code</i> Section 607.5.1 prohibits the penetration of fire walls with ducts or air transfer openings. Are these openings permitted when allowed by the 2000 IBC?	Yes. 2000 <i>International Mechanical Code</i> Section 607.5.1 prohibits the penetration of fire walls with ducts or air transfer openings, however, 2000 IBC Section 705.11, Exception, permits the penetration of fire walls by ducts and air transfer openings, provided the wall is not on a lot line and that the penetrations comply with Sections 705.8, 711 and 715.
CI2004-005 Chapter 80 Sec. 80-42 (c) (1) a.	May a detached garage serving a residence be constructed with no setback from a side or rear property line abutting a public alley?	Yes, this section allows a detached garage to be constructed on the alley line where an alley abuts a side or rear property line. This determination is required because in the past this section has been interpreted to mean the garage must serve two lots. This section is to be interpreted to allow a detached garage serving two lots to be permitted to be constructed across the shared side or rear property line and, where an alley abuts the side or rear property line, a detached garage, shared or otherwise, may be constructed on the alley line.  Note: A shared garage must be constructed with a fire wall on the shared property line, see Information Bulletin No. 122 – Zoning Requirements for Detached Garages and Storage Sheds in Residential Zones for more information.

# **2003 INTERNATIONAL BUILDING CODE SEMINARS**

*Sponsored by  
Metropolitan Kansas City Chapter ICC*

*October 27 – 30, 2003  
8:00 a.m. – 5:00 p.m.  
Registration 7:30 a.m. - 8:00 a.m.*

## **Overview of the 2003 International Building Code I - Monday, October 27, 2003.**

This seminar provides a broad overview of the nonstructural provisions of the 2003 International Building Code (IBC), focusing on those requirements that deal with classification of buildings based on fire and life safety concerns. Major topics include: Occupancy classification and separations, incidental use areas, separated and nonseparated uses, types of construction, building heights and allowable areas, location on property, mezzanines and basements.

## **Overview of the 2003 International Building Code II - Tuesday, October 28, 2003.**

This seminar provides a broad overview of the nonstructural provisions of the 2003 International Building Code (IBC), focusing on those elements required to be fire-resistance-rated followed by an overview of the means of egress provisions. Major topics include: Fire resistance rated construction, fire walls, fire barriers and fire partitions, horizontal assemblies, automatic sprinkler systems, fire dampers and fire windows, opening protection, occupant load determination, number of exits, exit separations, travel distance and common path of travel corridors.

**Overview of the 2003 International Residential Code - Wednesday, October 29, 2003 through Thursday, October 30, 2003.** The first day of this seminar will provide a broad overview of the provisions of Chapter 1-10 of the International Residential Code (IRC), those portions of the code that deal with “building” issues. The second day will involve a discussion of the fundamental mechanical, plumbing and electrical provisions of the IRC. Major topics include: Building planning, footing and foundations, wood-framed construction and roofing provisions, interior and exterior coverings, chimneys and fireplaces, appliance installations, exhaust systems, ducts, combustion air, heating and cooling equipment, water supply, fixtures, sanitary drainage, vents and traps, electrical service, grounding, branch circuits, wiring methods, light distribution and fixtures, arc-fault and ground-fault requirements.

These seminars are applicable to all aspects of the regulatory/design/construction community, including contractors, design professionals, building officials, plans examiners and inspectors.

- Continuing Education Credit: Participants will earn 7 Professional Development Hours (PDH), for each day they attend a seminar. This is equal to 7 Learning Units (LU) or 7 Health Safety Welfare Hours (HSW). Certificates will be presented upon completion of each seminar. Participants will need to self-report continuing education credit.
- Fees: Include instruction course materials, break refreshments in morning and afternoon. Lunch is not included. Preregistered participants will receive course materials at the seminars. All late registrations will receive course materials on a first come first served basis.
- Refund Policy: Requests for refunds must be received by October 10, 2003 to receive a full refund. Requests for refunds received after October 10, 2003, are limited to 80 percent of fee. No refund requests will be accepted after November 6, 2003.
- Hotel Accommodations: Courtyard Marriott, 500 E. 105<sup>th</sup> Street, Kansas City, Missouri 64131. A block of rooms has been set aside. Call 1-800-321-2211 for room reservations. Be sure to mention that you are with the Metro KC Chapter ICC. Room rates are \$69.00 if reserved by October 5, 2003.
- Directions to Seminar: I-435 to Wornall Road, exit 75A, then South 1.9 miles to 11901 Wornall Road. The seminars will be in the first floor conference room of the Whitfield Building, on Yellow Bird Lane.

Please visit the DCA website ([www.kcmo.org/codes](http://www.kcmo.org/codes)) for a copy of the registration form.

# Code Connection

Department of Codes Administration  
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/](http://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)
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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**