



## from the files: fire-resistive floor construction

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](http://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 remodel of an existing, Type I-A, Group R-2 apartment building. The scope of work includes the construction of new floor levels within individual units on the fourth floor. The applicant proposes to construct these intermediate floors using one-hour fire-resistive construction which is prohibited by IBC 602.2 for Type I-A construction as used in this structure. The applicant believes this request meets the intent of the code since the units will be separated by two-hour fire-resistive walls with 11/2 hour opening protection. This request was determined to meet the intent of the code and was approved on condition that the affected units would be provided with quick-response sprinklers throughout.

This approval recognized that the intent of the code is to maintain a high level of overall fire-resistance and structural integrity for this large structure. While the construction of one-hour fire-resistive intermediate floors did not meet the two-hour fire-resistance requirement of the code, the goal was achieved by the compartmentalization of the lesser-rated areas and the provision of extra sprinkler protection. It is further noted that the intermediate floors in question are not required for the structural integrity of the building as a whole. Be sure to watch future editions of the Code Connection for more informative and interesting tales from the CMR files.