

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1200
Fax (816) 969-1201

PLAN REVIEW CONDITIONS

August 20, 2012

DEGASPERI & ASSOCIATES ARCHITECTURE
6240 W 135TH ST
OVERLAND PARK, KS 66223

Permit No: PRCOM20121767
Project Title: REECE & NICHOLS OFFICE BUILDING
Project Address: 5000 NE LAKEWOOD WAY, LEES SUMMIT, MO 64064
Parcel Number: 43240080401000000
Location: EXECUTIVE LAKES CENTER LOT 11A---LOT 11A & PT NE 1/4 SE 1/4 DAF: BEG SE COR SD LOT 11A TH S 45 DEG 01 MIN 11 SEC W ALG WLY ROW LI OF LAKEWOOD WAY 28.8' TH SWLY ALG CURV TO LF RAD 780' DIST 150' TH N 51 DEG 06 MIN 54 SEC W 96.63' TH N 24 DEG 28 MIN 44 SEC E 106.17' TO SW COR SD LOT 11A TH S 43 DEG 30 MIN 45 SEC E ALG S LI SD LOT 166.87' TO POB
Type of Work: NEW COMMERCIAL
Occupancy Group: BUSINESS
Description: NEW BUILDING -- 9,040 SQUARE FEET FINISHED FOR REECE & NICHOLS, 1,985 SQUARE FEET UNFINISHED FOR FUTURE TENANT SPACE

The following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please contact the appropriate department regarding clarification of comments.

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required - This comment is for information purposes.

2. 2006 IBC 1704.1.1 - Statement of special inspections. The permit applicant shall submit a statement of special inspections prepared by the registered design professional in responsible charge in accordance with 106.1 as a condition for permit issuance. This statement shall be in accordance with Section 1705. Exceptions: 1. A statement of special inspections is not required for structures designed and constructed in accordance with the conventional construction provisions of Section 2308. 2. The statement of special inspections is permitted to be prepared by a qualified person approved by the building official for construction not designed by a registered design professional.

Action required - Provided a statement of special inspections.

3. 2006 IBC 1704.1.2 - Report Requirement. Special inspectors shall keep records of inspections. The special inspector shall furnish inspection reports to the building official, and to the registered design professional in responsible charge. Reports shall indicate that work inspected was done in conformance to approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the building official and to the registered design professional in responsible charge prior to the completion of that phase of the work. A final report documenting required special inspections and correction of any discrepancies noted in the inspections shall be submitted at a point in time agreed upon by the permit applicant and the building official prior to the start of work.

Action required - This comment is for information purposes.

4. No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section. Expert from Sec. 7-130, Lees Summit Code of Ordinances.

Action require - Our records indicate that City Wide Sheet Metal has not renewed their business license. A current business license will be required for permit issuance.

5. 2006 IBC 1209.2 - Attic spaces. An opening not less than 20 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches. A 30-inch minimum clear headroom in the attic space shall be provided at or above the access opening.

Action required - Show how this requirement will be met.

6. 2006 IBC 1008.1.1 - Size of doors. The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of not less than 32 inches. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Where this section requires a minimum clear width of 32 inches and a door opening includes two door leaves without a mullion, one leaf shall provide a clear width of 32 inches. The maximum width of a swinging door leaf shall be 48 inches nominal. Means of egress doors in Group I-2 occupancy used for the movement of beds shall provide a clear width not less than 41.5 inches. The height of doors shall not be less than 80 inches.

Action required - Make needed corrections or provide documentation of why these doors can not meet this requirement.

7. 2006 IBC 1008.1.8.1 - Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 shall not require tight grasping, tight pinching or twisting of the wrist to operate.

Action required - This will be verified on inspection.

8. Copies of the engineered truss package were not provided at the time of permit application.

Action required - Provide two (2) copies of the engineered roof truss package when it is available. The package shall be signed and sealed by an engineer licensed in the State of Missouri.

9. 2006 IBC 1013.1 Guards. Guards shall be located along open-sided walking surfaces, mezzanines, industrial equipment platforms, stairways, ramps and landings which are located more than 30 inches above the floor or grade below. Guards shall be adequate in strength and attachment in accordance with Section 1607.7. Guards shall also be located along glazed sides of stairways, ramps and landings that are located more than 30 inches above the floor or grade below where the glazing provided does not meet the strength and attachment requirements in Section 1607.7. In addition, guards are required at retaining walls over 30 inches above grade when walking surfaces are within ten (10) feet of the high side of the retaining wall. (As amended by the City of Lees Summit.)

Action required - I am unable to locate a detail for the guard at the rear patio and walk. Provide additional information.

10. 2006 IBC 2406.1 - Human impact loads. Individual glazed areas, including glass mirrors, in hazardous locations as defined in Section 2406.3 shall comply with Sections 2406.1 through 2406.1.4.

Action required - Provide additional information on the storefront glazing.

11. The addresses currently assigned for this project are as follows.

5000 NE Lakewood Way - Reese & Nichols - 400 amp panel
5000 A NE Lakewood Way - 100 amp house panel
5008 NE Lakewood Way - Future tenant space - 200 amp panel
5012 NE Lakewood Way - Future tenant space - 200 amp panel

Action required - This comment is for information purposes.

12. Per the development agreement for this property, The Developer may not receive a certificate of occupancy for any structures in the Development until a certificate of substantial completion has been given for the Improvements.

Action required - This comment is for information purposes.

Fire Plan Review

Reviewed By: Brian Austerman

Rejected

1. 907.2 Where required—new buildings and structures.

An approved manual, automatic or manual and automatic fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.10, unless other requirements are provided by another section of this code. Where automatic sprinkler protection installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required.

The automatic fire detectors shall be smoke detectors. Where ambient conditions prohibit installation of automatic smoke detection, other automatic fire detection shall be allowed.

Action Required: A monitored fire alarm is required for this building installed in accordance with NFPA 72

2. 2006 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Action Required: Provide plans for approval for the alarm system, this can be a deferred submittal

3. 2006 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

Action Required: Provide plans for the sprinkler system, this can be a deferred submittal

4. What is the location of the FDC? There needs to be a hydrant within 100 of the FDC location

5. 2006 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

Action Required: An application for the knox box can be obtained through the LSFD, call 816-969-1300 for information

6. 907.12 Duct smoke detectors.

Duct smoke detectors shall be connected to the building's fire alarm control panel when a fire alarm system is provided. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location. Duct smoke detectors shall not be used as a substitute for required open area detection.

Action Required: For units 2,000 CFM or greater duct detection is required, activation of which shall shut down the unit and send a supervisory signal to the panel

7. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action Required: Provide a minimum size of 2A10B:C extinguishers

The review conducted by the City of Lee's Summit Codes Administration Department shall not be construed as a structural review of the project.