

PLAN REVIEW CONDITIONS

November 13, 2013

MILLER STAUCH CONSTRUCTION
32 N 6TH ST
KANSAS CITY, KS 66101

Permit No: PRCOM20132419
Project Title: LEES SUMMIT VOLKSWAGEN
Project Address: 2225 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
Parcel Number: 52500010300000000
Location: SILVERTHORN INDUSTRIES 1ST PLAT LOT 1
Type of Work: ADDITION COMMERCIAL
Occupancy Group: BUSINESS
Description: ADDITION TO AN EXISTING BUILDING FOR NEW CAR DEALERSHIP. EXISTING BUILDING WAS SPORTSMANS OUTFITTERS

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

Licensed Contractors

Reviewed By: Michael Weisenborn

Pending

1. 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 required - OUR records indicate that Central Systems Heating and A/C, Inc. does not have a current business license with the City of Lee's Summit. The name of a licensed mechanical contractor shall be provided prior to permit approval.

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. 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 - Provide a statement of special inspections. This is required for permit approval.

2. 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.

3. An engineered design package has not been provided for the retaining walls.

Action required - Provide two copies of the retaining wall design package. The design package shall be signed and sealed by an engineer licensed in the State of Missouri. This information is not required for permit approval or issuance but shall be provided prior to wall construction.

4. Our records indicate that the existing water meter at this location is a 1". I have verified this information with Water Utilities. As part of this building permit the City will collect the 2" displacement meter set up fee and the 2" displacement tap fee. A credit for the 1" displacement tap fee has been processed for the existing meter being removed.

Action required - This comment is for information purposes.

5. Although this property is not shown on the Maybrook Excess Holding Basin map, this property is serviced by a private low pressure system that goes to the north and discharges into the Maybrook sewer system. The flow holding basin fee is being collected.

6. I am unable to locate the actual area of the building in the code analysis information.

Action required - Provide additional information.

7. 2006 IBC 1009.3.3 - Profile. The radius of curvature at the leading edge of the tread shall be not greater than 0.5 inch. Beveling of nosings shall not exceed 0.5 inch. Risers shall be solid and vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees from the vertical. The leading edge (nosings) of treads shall project not more than 1.25 inches beyond the tread below and all projections of the leading edges shall be of uniform size, including the leading edge of the floor at the top of a flight.

Action required - I can not tell if the stairs have solid risers. Provide additional information and make corrections as needed.

8. ICC/ANSI A117.1 2003 307.4 - Reduced vertical clearance. Guardrails or other barriers shall be provided where object protrusion is beyond the limits allowed by Section 307.2 and 307.3, and where the vertical clearance is less than 80 inches above the floor. The leading edge of such guardrail or barrier shall be 27 inches maximum above the floor.

Action required - I can not tell from the plans of the space under the stairs is inclosed or not. Make corrections as needed and provide additional information.

9. 2006 IBC 1015.1 - Exit or exit access doorways required. Two exits or exit access doorways from any space shall be provided where one of the following conditions exist: 1. The occupant load of the space exceeds the values in Table 1015.1. 2. The common path of egress travel exceeds the limitations of Section 1014.3. 3. Where required by Sections 1015.3, 1015.4 and 1015.5. Exception: Group I-2 occupancies shall comply with Section 1014.2.2.

Action required - It would appear that the parts mezzanine requires two means of egress as the common path of travel is exceeded. Make needed corrections.

10. The plans indicate that the rtu's on the existing structure are to be replaced.

Action required - Provide information showing that the new units are similar in weight. If the new units are heavier, provide information indicating that the existing structure is capable of supporting the additional weight or what alterations are required.

11. Details for the installation of transformer 3 have not been provided.

Action required - Provide details for the installation/support of transformer 3.

12. 2006 IBC 1006.3 - Illumination emergency power. The power supply for means of egress illumination shall normally be provided by the premises electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas. 1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress. 2. Corridors, exit enclosures and exit passageways in building required to have two or more exits. 3. Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits. 4. Interior exit discharge elements, as permitted in Section 1024.1, in buildings required to have two or more exits. 5. Exterior landings, as required by Section 1008.1.5, for exit discharge doorways in building required to have two or more exits. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.

Action required - Emergency lighting on the exterior of the building is not provided on all egress doors. Make needed corrections or provide additional information.

13. Notes on the the installation of the grinder pump system make reference to a generator system but I am unable to locate any information in the electrical plans.

Action required - Provide additional information.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

1. 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.

506.1.1 Locks.

An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Contact the lee's Summit Fire Department at (816)969-1300 to obtain a knox box application for the building. If there is a security gate at the entrance a knox padlock will also be required.

2. Provide detail on waste oil storage and containment

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.

Provide sprinkler plans for approval

4. 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.

Provide alarm plans for approval

5. 2006 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

Call (816) 969-1300 to schedule hydrostatic, flow and alarm testing prior to the final

6. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Minimum size is 2A10B:C

7. 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

Applies to units over 2,000 cfm. Activation of a duct detector shall initiate a supervisory signal at the panel and shut down the unit. Verified at alarm testing

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