

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

May 22, 2014

NSPJ ARCHITECTS  
3515 W 75TH ST, SUITE 201  
PRAIRIE VILLAGE, KS 66208

Permit No: PRCOM20141072  
Project Title: RESIDENCES AT NEW LONGVIEW  
Project Address: 3301 SW KESSLER DR  
Parcel Number: 62420960100000000  
Location: SEC-10 TWP-47 RNG-32---PT NW 1/4 DAF: BEG 275.01' MOL N & 33' MOL E OF SW COR NW 1/4 TH N ALG ELY ROW LI LONGVIEW RD 779.99' MOL TH N 48 DEG 15 MIN 08 SEC E 21.21' TH S 86 DEG 44 MIN 52 SEC E 204.31' TH SELY ALG CURV TO RI RAD 244' DIST 113.82' TH SELY ALG CURV LF RAD 356' DIST 168.83' TH S 87 DEG 11 MIN 35 SEC E 180.45' TH NELY ALG CURV LF RAD 335' DIST 198.97' TH N 58 DEG 46 MIN 33 SEC E 21.75' TH S 76 DEG 13 MIN 27 SEC E 70.71' TH S 31 DEG 13 MIN 27 SEC E 120.04' TH SELY ALG CURV RI RAD 230' DIST 136.64' TH S 02 DEG 48 MIN 52 SEC W 727.58' TH S 47 DEG 48 MIN 51 SEC W 70.71' TH N 87 DEG 11 MIN 08 SEC W 586.33' MOL TH NLY 225.01' TH WLY 425.01' TH WLY 425.01' TO TRU POB  
Type of Work: NEW COMMERCIAL  
Occupancy Group: MIXED OCCUPANCY  
Description: LEASING OFFICE AND CLUBHOUSE

***Revisions Required***

***One or more departments have not approved the permit and 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 address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.***

Planning and Codes Administration (816) 969-1200

Fire Department (816) 969-1300

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Rejected**

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the name of the licensed general contractor.

2. 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: MEP subcontractors are required to be listed on permit. Provide company names of MEP contractors.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

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**CODES ADMINISTRATION**

1. 2012 IBC 1008.1.10 – Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware. Exception: A main exit of a Group A occupancy in compliance with Section 1008.1.9.3, Item 2. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet wide that contains over current devices, switching devices or control devices with exit or exit access doors shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.

Action required: Exit doors to have panic hardware.

2. 2012 IBC 1110.1 Signs. Required accessible elements shall be identified by the international symbol of accessibility at the following locations:

1. Accessible parking spaces required by section 1106.1 except where the total number of parking spaces provided is four or less.
2. Accessible passenger loading zones.
3. Accessible rooms where multiple single-user toilet or bathing rooms are clustered at a single location.
4. Accessible entrances where not all entrances are accessible.
5. Accessible check-out aisles where not all aisles are accessible. The sign, where provided, shall be above the check-out aisle in the same location as the check-out aisle number or type of check-out identification.
6. Family or assisted-use toilet and bathing rooms.
7. Accessible dressing, fitting and locker rooms where not all such rooms are accessible.
8. Accessible areas of refuge in accordance with Section 1007.9.
9. Exterior areas for assisted rescue in accordance with Section 1007.9.

Action required: This comment is for informational purposes. Accessibility signage to be verified at inspection.

3. 2011 NEC 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (8) shall have ground-fault circuit-interrupter protection for personnel.

- (1) Bathrooms
  - (2) Kitchens
  - (3) Rooftops
  - (4) Outdoors
  - (5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.
  - (6) Indoor wet locations
  - (7) Locker rooms with associated showering facilities
  - (8) Garages, service bays, and similar areas where electrical diagnostic equipment, electrical hand tools, or portable lighting equipment are to be used.
- (refer to code for exceptions)

Action required: Modify drawings to show that all receptacles within 6' of a sink will be GFCI protected.

**Fire Plan Review****Reviewed By: Brian Austerman****Rejected**

1. 2012 IFC 407.3- Identification. Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 2703.5.

Indicate the types of chemicals to be used for pool water treatment, provide NFPA 704 diamond or other signage as necessary on chemical storage rooms

**CODES ADMINISTRATION**

2. 2012 IFC 609.2- Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

Provide information on Bistro kitchen equipment and use. If grease laden vapors will be produced a Type 1 hood will be required, submit hood plans. If grease vapors will not be produced provide a letter stating the use of the range

3. [B] 1008.1.9.8 Access-controlled egress doors.

The entrance doors in a means of egress in buildings with an occupancy in Groups A, B, E, I-2, M, R-1 or R-2, and entrance doors to tenant spaces in occupancies in Groups A, B, E, I-2, M, R-1 or R-2, are permitted to be equipped with an approved entrance and egress access control system, listed in accordance with UL 294, which shall be installed in accordance with all of the following criteria:

1. A sensor shall be provided on the egress side arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor.
2. Loss of power to that part of the access control system which locks the doors shall automatically unlock the doors.
3. The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016 mm to 1219 mm) vertically above the floor and within 5 feet (1524 mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated, the manual unlocking device shall result in direct interruption of power to the lock—independent of the access control system electronics—and the doors shall remain unlocked for a minimum of 30 seconds.
4. Activation of the building fire alarm system, if provided, shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset.
5. Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset.
6. Entrance doors in buildings with an occupancy in Group A, B, E or M shall not be secured from the egress side during periods that the building is open to the general public.

For information only

4. 2012 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

For information only, verified at inspection

5. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide a 2A10B;C extinguisher (5lb) for every 3,000 sq/ft or 75' travel distance

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Pending**

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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.***