

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

August 28, 2014

SCHARHAG ARCHITECTS
310 ARMOUR RD #202
NORTH KANSAS CITY, MO 64116

Permit No: PRCOM20142412
Project Title: WEIGHT WATCHERS
Project Address: 206 NW OLDHAM PKWY, LEES SUMMIT, MO 64081204 NW OLDHAM PKWY, LEES SUMMIT, MO 64081
Parcel Number: 62140031600000000
Location: SUMMIT SHOPPING CENTER LOT 1
Type of Work: NEW TENANT FINISH
Occupancy Group: MIXED OCCUPANCY
Description: TENANT FINISH FOR WEIGHT WATCHERS - USE IS EDUCATIONAL WITH SOME OFFICE AND
MERCANTILE

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. Excerpt 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

1. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.

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2. Action Required: Submit wall construction types and details. Submit door schedule.

3. 2012 IBC 1006.1 Illumination required. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

Action required: Provide illumination at exit discharges.

4. 2012 IMC 403.2 Outdoor air required. The minimum outdoor airflow rate shall be determined in accordance with Section 403.3. Ventilation supply systems shall be designed to deliver the required rate of outdoor airflow to the breathing zone within each occupiable space.

Action required: Revise drawings to show outside air calculations as well as method of delivery.

5. 2012 IPC 403.1 – Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

Action required: Provide drinking fountain(s) and mop/utility sink.

Fire Plan Review

Reviewed By: Brian Austerman

Approved

1. Add an exit sign on the north side of the meeting room space, either over the door or on the south wall with a directional arrow pointing toward the west exit

2. 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).

All exterior doors to the space shall have proper addressing. Verified at inspection

3. 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 5lb ABC type fire extinguisher

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