

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

July 09, 2014

NSPJ ARCHITECTS  
3515 W 75TH ST, SUITE 201  
PRAIRIE VILLAGE, KS 66208  
NEIGHBORS CONSTRUCTION  
9800 LEGLER RD  
LENEXA, KS 66219-1263

Permit No: PRCOM20141072  
Project Title: RESIDENCES AT NEW LONGVIEW  
Project Address: 3301 SW KESSLER DR, LEES SUMMIT, MO 64081  
Parcel Number: 82374  
Location: KESSLER FIRST PLAT LOTS 1 THRU 3 -- LOT 1  
Type of Work: NEW COMMERCIAL  
Occupancy Group: MIXED OCCUPANCY  
Description: LEASING OFFICE AND CLUBHOUSE

***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: Joe Frogge**

**Approved with Conditions**

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.
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. To be verified at inspection

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.

#### **Fire Plan Review**

**Reviewed By: Brian Austerman**

**Approved with Conditions**

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

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

ISSUE RESOLVED, IT IS TO BE USED AS A WARMING KITCHEN ONLY

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

6. 6/9/14. Plan review for added CO monitoring of the garages and common areas. Approved as submitted

<b>Licensed Contractors</b>	<b>Reviewed By: Joe Frogge</b>	<b>Approved</b>
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1. Lee's Summit Code of Ordinance, Section7-130.10 - 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.

- \_\_\_\_\_ Approved to issue per the listed conditions.
- \_\_\_\_\_ Do not issue per the listed conditions.
- \_\_\_\_\_ Approved to construct foundation only per the listed conditions.
- \_\_\_\_\_ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

_____ Signature of Applicant	_____ Date
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_____ Print Applicant Name	_____ CompanyName
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***The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.***

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