

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

September 22, 2014

NEIGHBORS CONSTRUCTION
9800 LEGLER RD
LENEXA, KS 66219-1263

Permit No: PRCOM20142569
Project Title: RESIDENCES AT NEW LONGVIEW
Project Address: 3301 SW KESSLER DR, LEES SUMMIT, MO 64081
Parcel Number: 62420960400000000
Location: KESSLER 1ST PLAT LOTS 1-3---LOT 1
Type of Work: NEW OTHER (COMMERCIAL)
Occupancy Group: UNCLASSIFIED
Description: POOL

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. (Oasis is noted as contractor, but their license has expired)

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 2012 IBC 509.4.1 – Separation. Where Table 509 specifies a fire-resistance-rated separation, the incidental uses shall be separated from the remainder of the building by a fire barrier constructed in accordance with Section 7074 or a horizontal assembly constructed in accordance with Section 711, or both. Construction supporting 1-hour fire barriers or horizontal assemblies used for incidental use separations in buildings of Type IIB, IIIB or VB construction is not required to be fire-resistance rated unless required by other sections of this code.

2012 IBC 509.4.2 – Protection. Where Table 509 permits an automatic sprinkler system without a fire barrier, the incidental uses shall be separated from the remainder of the building by construction capable of resisting the passage of smoke. The walls shall extend from the top of the foundation or floor assembly below to the underside of the ceiling that is a component of a fire-resistance-rated floor assembly or roof assembly above or to the underside of the floor or roof sheathing, deck or slab above. Doors shall be self- or automatic-closing upon detection of smoke in accordance with Section 716.5.9.3. Doors

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shall not have air transfer openings and shall not be undercut in excess of the clearance permitted in accordance with NFPA 80. Walls surrounding the incidental use shall not have air transfer openings unless provided with smoke dampers in accordance with Section 710.7.

Action required: Gas fired pool heater exceeds 400mbh threshold set forth in table 509. Equipment room must either be sprinklered or be separated by 1 hour fire barriers. Also, updated plumbing plan for new NG piping is required.

Fire Plan Review

Reviewed By: Jim Eden

Not Required

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