

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

February 25, 2015

LUXE ARCHITECTS
10528 CHEROKEE LN
LEAWOOD, KS 66210

Permit No: PRCOM20150292
Project Title: RIGOT INSURANCE TENANT FINISH
Project Address: 891 SW LEMANS LN, LEES SUMMIT, MO 64082
Parcel Number: 70920019500000000
Location: RAINTREE LAKE VILLAGE LOTS 1-6 & TR A ---LOT 6
Type of Work: NEW TENANT FINISH
Occupancy Group: BUSINESS
Description: OFFICE

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. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Provide estimated project cost. Fee cannot be calculated and permit cannot be issued until received.

3. ICC A117.1-2009 604.5.1 – Fixed side wall grab bars. Fixed side-wall grab bars shall be 42 inches minimum in length, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. In addition, a vertical

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grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located 39 inches minimum and 41 inches maximum above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall.

Action required: Update toilet elevations to show location of sidewall grab bar.

4. 2012 IPC 410.3 – Substitution. Where restaurants provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants. In other occupancies, where drinking fountains are required, water coolers, bottled water dispensers or break rooms with a kitchen sink shall be permitted to be substituted for the required drinking fountains. (As amended by the City of Lee's Summit.)

Action required: Either provide a drinking fountain or a letter from tenant stating that they will provide water cooler, bottled water, or access to break room sink.

5. 2012 IBC 1210.2.1 – Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.
2012 IBC 1210.2.2 – Walls and partitions. Walls and partitions with 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Provide toilet room finish plan to verify compliance. (note-if walls are to be painted, an epoxy based paint must be used)

8. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in three (3) or more sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

Action required: Provide additional information required to complete review

- Mechanical design or that includes outside air calculations.
- Detailed electrical scope of work that includes methods and materials.
- DWV materials to complete plumbing design.

9. 2012 IBC 1109.12.3 – Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required: Modify documents or provide additional information to verify that Lobby service desk is accessible. (for a length of at least 36")

10. 2012 IBC 1109.4 – Kitchens and kitchenettes. Where kitchens and kitchenettes are provided in accessible spaces or rooms, they shall be accessible.

Action required: Modify documents or provide additional information to verify that break room sink is accessible.

Fire Plan Review

Reviewed By: Brian Austerman

Approved

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1. 2012 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 sprinkler plans showing alterations to the system if applicable

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).

Provide addressing on front and rear doors if not existing

3. 2012 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 plans showing work done to notification devices (relocates etc.) if applicable

4. 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.