

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

February 25, 2015

SIMON ASSOCIATES, INC
13 S 6TH STREET
COLUMBIA, MO 65201

Permit No: PRCOM20150311
Project Title: SKYZONE SHELL BUILDING
Project Address: 2801 NE MCBAINE DR, LEES SUMMIT, MO 640642821 NE MCBAINE DR, LEES SUMMIT, MO 64064
Parcel Number: 5220001110000000052200011200000000
Location: I-470 BUSINESS & TECHNOLOGY CENTER---LOT 4 (EX PT IN HWY)
Type of Work: NEW SHELL BUILDING
Occupancy Group: ASSEMBLY FOR INDOOR SPORTING INCL ARENAS, RINKS, COURTS, SWIMMING POOLS
Description: NEW SHELL BUILDING FOR TRAMPOLINE GYMNASIUM

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 building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required: Comment for informational purposes.

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2. Size of water meters.

Action required: Clarify size of building and irrigation system water meters. Permit fee calculations depend on this information. (note: 2" meter is \$23,586.44 while a 1-1/2" meter is \$13,177.48)

3. 2012 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility.

4. Copies of the superstructure package were not provided at the time of permit application.

Action required: Provide superstructure design or request deferral in writing.

5. 2012 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall.

Permanent ladders installed to provide the required access shall comply with the following minimum design criteria:

1. The side railing shall extend above the parapet or roof edge not less than 30"
(see code section for additional construction requirements)

Action required: Comment is for informational purposes. Rail extension to be verified at inspections.

7. 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 for informational purposes.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

1. Knox Box is to be located over the FDC

2. 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 alarm plans, and also show alarm matrix to include duct detection which shall transmit a supervisory signal along with unit shutdown

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

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and approval prior to system installation.

Provide sprinkler plans for approval

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 5lb ABC type fire extinguishers

5. Outside horn strobe to be located over the FDC and shall activate on a waterflow alarm only

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