



PLAN REVIEW CONDITIONS

March 04, 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

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

Pending

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.

2. 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 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.

3. 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.

4. 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)

5. 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.

6. 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")

7. 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

1. No further FD comments

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.