

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

July 28, 2015

HIRST & ASSOCIATES P.C.
621 NE WOODS CHAPEL RD
LEES SUMMIT, MO 64064

Permit No: PRCOM20151616
Project Title: NATIONAL EXCELSIOR
Project Address: 2600 NE INDEPENDENCE AVE, Unit:A, LEES SUMMIT, MO 64064
Parcel Number: 52240030800000000
Location: LAKEWOOD BUSINESS CENTER ON I-470 PLAT N LOT 11
Type of Work: CHANGE OF TENANT
Occupancy Group: MERCANTILE
Description: INTERIOR ALTERATIONS FOR CHANGE OF TENANT FOR WHOLESALE HVAC PARTS - SERVED BY EXISTING WAREHOUSE

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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 2012 IPC 403.1 – Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

Action required: Per my calculations an additional accessible water closet and lavatory are required. Modify documents.

2. 2012 IPC 403.2 Separate Facilities. (As amended by Lee's Summit Code of Ordinances Section 7-405) Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for dwelling units and sleeping units.

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2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 25 or fewer.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.

Action required: Per my calculations an additional accessible water closet and lavatory are required. Modify documents.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. Provide an exit light over the front door unless already existing.
2. 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.

Submit plans for relocated alarm notification appliances.

3. 2006 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 shop drawings for modification of fire sprinkler coverage.

4. IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

One fire extinguisher in the front office will be fine.

5. IFC 901.6 Inspection, testing and maintenance. Fire detection, alarm, and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.

Existing systems shall have documentation of a current annual inspection. Verified at inspection.

6. What type of product does the company sell, and how will it be stored in the warehouse? Submit a rack storage plan if that is how product will be stored.

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