

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

October 19, 2015

STOKED OUT SERVICES
777 RIDING CLUB RD
ROCKWALL, TX 75087

Permit No: PRCOM20152121
Project Title: MANOR HOMES OF ARBORWALK STORAGE BUILDING
Project Address: 1601 SW MANOR LAKE DR, LEES SUMMIT, MO 64082
Parcel Number: 69640480100000000
Location: ARBORWALK - 1ST PLAT---LOT 1
Type of Work: NEW OTHER (COMMERCIAL)
Occupancy Group: STORAGE, LOW HAZARD
Description: NEW STORAGE BUILDING

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

Licensed Contractors

Reviewed By: Joe Frogge

Approved

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

2. 2012 IBC 1209.2 – Attic spaces. An opening not less than 20 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches. Clear headroom of not less than 30 inches shall be provided in the attic space at or above the access opening.

Action required: Provide means of attic access. This can be field verified.

3. 2011 NEC 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (8) shall have ground-fault circuit-interrupter protection for personnel.

(1) Bathrooms

(2) Kitchens

(3) Rooftops

(4) Outdoors

(5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.

(6) Indoor wet locations

(7) Locker rooms with associated showering facilities

(8) Garages, service bays, and similar areas where electrical diagnostic equipment, electrical hand tools, or portable lighting equipment are to be used.

(refer to code for exceptions)

Action required: All receptacles in storage building to be GFCI protected. This may be verified in field.

4. 2012 IBC 2308.9 Wall Framing. Walls and partitions shall be constructed in accordance with the applicable provisions of Sections 2308.9.1 through 2308.9.4.2.

Action required: Brace wall provisions will apply to this building. Exterior sheathing and nail patterns to be inspected in field.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. PLANS STATED THAT THE STRUCTURE WAS GOING TO BE A STORAGE BUILDING. WHAT ARE CONTENTS BEING STORED. ANY FUELS, HAZ MAT ITEMS WILL NEED FURTHER CONSIDERATIONS ANF REQUIREMENTS.

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).

POST THE NUMERIC ADDRESS OF 1318 ON THE BUILDING READABLE FROM THE ROADWAY. VERIFIED AT INSPECTION.

3. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

PROVIDE ONE 2A-10BC FIRE EXTINGUISHER. VERIFIED AT INSPECTION

- ☒ Approved to issue per the listed conditions.
☐ Do not issue per the listed conditions.
☐ Approved to construct foundation only per the listed conditions.
☐ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

Signature of Applicant

Date

Print Applicant Name

Company Name

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.