

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

April 04, 2016

HTK ARCHITECTS
9300 W 110TH ST, STE 150
OVERLAND PARK, KS 66210

Permit No: PRCOM20160557
Project Title: LEES SUMMIT WEST HIGH SCHOOL - INTERIOR ALTERATIONS
Project Address: 2600 SW WARD RD, LEES SUMMIT, MO 64082
Parcel Number: 69100041100000000
Location: R-7 HIGH SCHOOL AT WARD ROAD, LOT 1 LOT 1
Type of Work: NEW COMMERCIAL
Occupancy Group: EDUCATIONAL
Description: NEW CONCESSION BUILDING WITH RESTROOMS

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. ICC A117.1-2009 604.2 – Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum and 18 inches maximum from the side wall or partition. Water closets located in ambulatory accessible compartments specified in Section 604.10 shall have the centerline of the water closet 17 inches minimum and 19 inches maximum from the side wall or partition.

Action required: Relocate and re-dimension accessible water closets.

2. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is for informational purposes.

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3. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is for informational purposes.

4. 2012 IBC 1804.3 Site grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet (3048 mm) of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

Exception: Where climatic or soil conditions warrant, the slope of the ground away from the building foundation shall be permitted to be reduced to not less than one unit vertical in 48 units horizontal (2-percent slope).

The procedure used to establish the final ground level adjacent to the foundation shall account for additional settlement of the backfill.

Action required: Provide verification that site can/will be properly drained away from foundation.

Fire Plan Review**Reviewed By: Jim Eden****Approved with Conditions**

1. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required: Provide a minimum of one, 2A:10B:C.

2. 2012 IFC 3311.2 Maintenance.

Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.

Exception: Approved temporary means of egress systems and facilities.

Action required: A temporary exiting plan shall be provided for review.

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