

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

April 20, 2016

CRAIG LUEBBERT - CL ARCHITECTURE
396 SW WINTERGARDEN
LEES SUMMIT, MO 64081

Permit No: PRCOM20160836
Project Title: TWIN LAKE INSURANCE
Project Address: 2641 NE MCBAINE DR, LEES SUMMIT, MO 64064
Parcel Number: 52240020500000000
Location: I-470 BUSINESS & TECHNOLOGY CENTER---LOT 8
Type of Work: NEW COMMERCIAL
Occupancy Group: BUSINESS
Description: NEW OFFICE BUILDING

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 licensed MEP contractors.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. Copies of the engineered roof truss package were not provided at the time of permit application.

Action required: Provide truss package or request deferral.

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2. 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 is for informational purposes.

3. 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 is for informational purposes.

4. 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 from company contracted to perform special inspections.

5. All plans submitted for review on or after January 1, 2014 shall be designed to the requirements of the 2012 International Building Code, 2012 International Mechanical Code, 2012 International Plumbing Code, 2012 International Fuel Gas Code, 2012 International Fire Code, 2011 National Electric Code and the ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Update code analysis to reflect correct year of ANSI A117.1. (2009)

6. 2012 IBC 1103.1 – Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities. (See Section 1103.2 of the 2012 IBC for exceptions.)

Action required: Modify drawings to demonstrate compliance at all coffee bars. Layouts to comply with ICC/ANSI-2009 Section 902 for maximum counter height, ICC/ANSI-2009 Section 305 for clear floor space, ICC/ANSI-2009 Section 404.2.3.2 for door configurations.

7. Missing information.

Action required: Provide door to access room near column line 3J.

8. 2012 IBC 2308.9.3 Bracing. Braced wall lines shall consist of braced wall panels that meet the requirements for location, type and amount of bracing as shown in Figure 2308.9.3, specified in Table 2308.9.3(1) and are in line or offset from each other by not more than 4 feet (1219 mm). Braced wall panels shall start not more than 12 1/2 feet (3810 mm) from each end of a braced wall line. Braced wall panels shall be clearly indicated on the plans. Construction of braced wall panels shall be by one of the following methods: (see code for methods and other additional information)

Action required: Provide information or design to demonstrate compliance with brace wall requirements.

9. 2012 IBC 1008.1.6 – Landings at doors. Landings shall have a width not less than the width of the stairway or the door, whichever is greater. Doors in the fully open position shall not reduce a required dimension by more than 7 inches. When a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches. Exception: Landing length in the direction of travel in Groups R-3 and U and within individual units of Group R-2 need not exceed 36 inches.

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Action required: Provide landing at all exterior doors including door at far north of building.

10. 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 attic access.

11. 2012 IBC 1006.1 Illumination required. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

Action required: Provide emergency lighting at exterior of front exit.

12. Unified Development Ordinance Article 7, Section 7.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section.

13. Sec. 7-802. - Residential occupancies. The minimum required R-value for each element of the building thermal envelope shall be in accordance with the following:

A. Wall assemblies forming portions of a building envelope shall meet or exceed an R factor rating of R-13. This requirement does not apply to doors, windows, or other openings or approved penetrations nor does it apply to basement concrete walls when the basement is not finished as a habitable space.

B. Floor assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 19. Garage ceilings with living area above shall comply with this requirement.

Exception: Concrete floors in contact with the earth need not be insulated.

C. Roof assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 19. This requirement does not apply to skylights or other approved penetrations.

D. Ceilings forming portions of a building envelope shall meet or exceed an R factor rating of thirty (30) at the time of installation.

E. Duct insulation. All portions of the air distribution system shall be installed in accordance with Section M1601 and be insulated to an installed R-5 when system components are located within the building but outside of conditioned space, and R-8 when located outside of the building. When located within a building envelope assembly, at least R-8 shall be applied between the duct and that portion of the assembly furthest from conditioned space.

(Ord. No. 7369, § 1, 10-3-2013)

Action required: Provide minimum R-5 insulation on all ductwork in attic including return air. (our ordinance is silent on ductwork R values for commercial applications. Residential R values represent intent of the code)

14. 2012 IPC 305.4 Freezing. Water, soil, and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 6" below the frost line (42" below grade) and not less than 12 inches below grade.

Action required: Specify method of protecting water pipes from freezing.

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15. 2011 NEC 410.116 Clearance and Installation.

(A) Clearance.

(1) Non-Type IC. A recessed luminaries that is not identified for contact with insulation shall have all recessed parts spaced not less than ½" from combustible materials. The points of support and the trim finishing off the openings in the ceiling, wall, or other finished surface shall be permitted to be in contact with combustible materials.

(2) Type IC. A recessed luminaries that is identified for contact with insulation, Type IC, shall be permitted to be in contact with combustible materials at recessed parts, points of support, and portions passing through or finishing off the opening in the building structure.

Action required: Specify recessed light fixtures as Type IC or provide details as to how to protect from insulation and other combustibles.

16. 2011 NEC 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Provide receptacle(s) within 25 feet of exterior condensing units.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. NO KEYED CYLINDER LOCKS ON THE EGRESS SIDE OF A MARKED EXIT

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. HAVE THE CHOOSEN CONTRATOR PROIVDE SHOP DRAWINGS OF THE FIRE ALARM SYSTEM TO BE INSTALLED.

3. 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 2641 ON THE BUILDING READABLE FROM THE ROADWAY

4. 2012 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

A KNOX BOX CAN BE OBTAINED ON LINE AT knoxbox.com OR CONTACT THE FIRE DEPARTMENT AT 816-969-1300

5. 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.

HAVE THE CHOSEN CONTRACTOR PROVIDE SHOP DRAWINGS FOR THE FIRE SPRINKLER SYSTEM TO BE INSTALLED.

6. 2012 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

FIELD AND ACCEPTANCE TESTING WILL BE REQUIRED FOR THE FIRE SPRINKLER AND FIRE ALARM SYSTEMS. ALL TESTING SHOULD BE CONCLUDED PRIOR TO THE FINAL OCCUPANCY INSPECTION. TO SCHEDULE A TEST CONTACT THE FIRE DEPARTMENT AT 816-969-1300

7. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

PLANS SHOW 10 POUND FIRE EXTINGUISHERS. THIS TYPE OF OCCUPANCY REQUIRES ONLY 2A-10BC MINIMUM RATED AT (5 POUND) FIRE EXTINGUISHERS.

8. 2012 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

RELOCATED THE FIRE EXTINGUISHER FROM INSIDE THE BREAKROOM TO BE IN THE EAST HALLWAY CENTRALLY LOCATED
RELOCATE THE FIRE EXTINGUISHER IN THE SAFE ROOM TO BE IN THE WEST HALLWAY CENTRALLY LOCATED.
FIRE EXTINGUISHERS SHOULD BE LOCATED TO HAVE A MAXIMUM TRAVEL DISTANCE OF 75' FROM ANYWHERE WITHIN THE BUILDING.

(VERIFIED AT INSPECTION)

9. ADDITIONAL EXIT SIGNAGE REQUIRED WHERE THE (WEST) NORTH/SOUTH HALLWAY INTERSECTS AT THE SOUTH END WITH THE EAST/ WEST HALLWAY.

INDICATING A OPTIONAL TRAVEL TO THE EAST OR WEST EXIT

10. WATERFLOW ALARM WILL BE A WEATHER RESISTANT HORN STROBE NOT A ELECTRICAL BELL

THE FIRE DEPARTMENT CONNECTION FOR THE FIRE SPRINKLER SYSTEM SHALL BE 4" STORTZ CONNECTION WITH A 30 DEGREE TURNDOWN.

(INFORMATION PURPOSES)

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