

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

May 17, 2016

THE CITY OF LEES SUMMIT  
220 SE GREEN ST  
LEES SUMMIT, MO 64063

Permit No: PRCOM20161058  
Project Title: WATER UTILITIES FACILITY (HAMBLEN RD)  
Project Address: 1200 SE HAMBLEN RD, LEES SUMMIT, MO 64081  
Parcel Number: 61500041001000000  
Location: SEC-08 TWP-47 RNG-31---TH PT SE 1/4 DAF: BEG AT A PT ON E LI W 1/2 SE 1/4 SD PT 297.37' N  
OF SW COR SD E LI W 1/2 SE 1/4 TH N 87 DEG 46 MIN 46 SEC W 708.63' TH N 01 DEG 40 MIN  
19 SEC E 97.25' TH N 88 DEG 23 MIN 55 SEC W 140.23' TH N 02 DEG 18 MIN 11 SEC E 451.32'  
TH S 88 DEG 06 MIN 18 SEC E 850.01' TO PT ON SD E LI W 1/2 SE 1/4 TH S ALG SD E LI 551.88'  
TO POB (EX PT IN RD)  
Type of Work: NEW COMMERCIAL  
Occupancy Group: STORAGE, MODERATE HAZARD  
Description: NEW WATER UTILITIES FACILITY

***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**

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1. 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.

3. Additional information required to complete review.

Action required: Provide a letter describing intended use of kitchen. If used for other than warming puposes, a Type I hood and grease trap would be required as well as approval from Jackson County Health Department.

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. ICC A117.1-2009 604.3.1 – Clearance width. Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.

Action required: Provide required water closet clearance at Restroom 10-178.

6. ICC A117.1-2009 Section 902.4 Height. The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum in height above the floor.

Action required: Modify notes and details to demonstrate compliance at:

- Printing 10-109
- Break Room 10-123
- Kitchen 10-125
- Kitchenette 10-157

7. ICC A117.1-2009 606.3 – Height. The front of lavatories and sinks shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface.

Action required: Modify notes and details to demonstrate compliance at Mothers Room 10-127

8. 2012 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. (see code section for specific construction requirements)

Action required: Provide permanent ladder and access roof mounted equipment.

9. 2012 IMC 406.8.2 Ventilation. Repair garages shall be mechanically ventilated in accordance with the International Mechanical Code. The ventilation system shall be controlled at the entrance to the garage.

2012 502.14 Motor vehicle operation. In areas where motor vehicles operate, mechanical ventilation shall be provided in

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accordance with Section 403. Additionally, areas in which stationary motor vehicles are operated shall be provided with a source capture system that connects directly to the motor vehicle exhaust systems.

Exceptions:

1. This section shall not apply where the motor vehicles being operated or repaired are electrically powered.
2. This section shall not apply to one- and two-family dwellings.
3. This section shall not apply to motor vehicle service areas where engines are operated inside the building only for the duration necessary to move the motor vehicles in and out of the building.

Action required: Specify controls for exhaust systems that demonstrate compliance.

10. 2012 IBC 603.1 Allowable Materials. Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3: (see code for specific examples and exceptions)

Action required: Specify fire-retardant-treated lumber at roofing and parapet blocking.

11. 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: If paint is used in proximity to fixtures listed, it must be epoxy based. Modify finish schedule.

12. 2012 IMC 606.2.1 Return air systems. Smoke detectors shall be installed in return air systems with a design capacity greater than 2,000 cfm, in the return air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and appliances.

Exception: Smoke detectors are not required in the return air system where all portions of the building served by the air distribution system are protected by area smoke detectors connected to a fire alarm system in accordance with the International Fire Code. The area smoke detection system shall comply with Section 606.4.

Action required: Provide duct mounted smoke detectors at required locations.

13. 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: Modify drawings to show that all receptacles within garage, service bays, kitchen, and covered parking areas will be GFCI protected.

14. 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,

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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 roof mounted receptacle(s) to serve roof mounted equipment.

15. 2011 NEC Article 500.1 Scope – Articles 500 Through 504. Articles 500 through 504 cover the requirements for electrical and electronic equipment and wiring for all voltages in Class I, Divisions 1 and 2; Class II, Divisions 1 and 2; and Class III, Divisions 1 and 2 locations where fire or explosion hazards may exist due to flammable gases, flammable liquid-produces vapors, combustible liquid-produced vapors, combustible liquid-produced vapors, combustible dusts, or ignitable fibers/flyings. (see code for additional information and specific requirements)

Action required: Provide detailed electrical design at fuel tanks to demonstrate compliance.

16. 2012 IMC 1302.1 General. Piping materials shall conform to the standards cited in this section.

Action required: Provide pipe material schedule for fuel tank piping.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Rejected**

1. FUEL TANKS/DISPENSERS: PROVIDE SPECS FOR THE FUEL TANKS, FUEL LINES, DISPENCERS, SAFETY FASCTORS.

2306.2.3 Above-ground tanks located outside, above grade.

Above-ground tanks shall not be used for the storage of Class I, II or III liquid motor fuels, except as provided by this section.

1. Above-ground tanks used for outside, above-grade storage of Class I liquids shall be listed and labeled as protected above-ground tanks in accordance with UL 2085 and shall be in accordance with Chapter 57. Such tanks shall be located in accordance with Table 2306.2.3.

2. Above-ground tanks used for outside, above-grade storage of Class II or IIIA liquids shall be listed and labeled as protected above-ground tanks in accordance with UL 2085 and shall be installed in accordance with Chapter 57. Tank locations shall be in accordance with Table 2306.2.3.

Exception: Other above-ground tanks that comply with Chapter 57 where approved by the fire code official.

3. Tanks containing fuels shall not exceed 12,000 gallons (45 420 L) in individual capacity or 48,000 gallons (181 680 L) in aggregate capacity. Installations with the maximum allowable aggregate capacity shall be separated from other such installations by not less than 100 feet (30 480 mm).

4. Tanks located at farms, construction projects, or rural areas shall comply with Section 5706.2.

5. Above-ground tanks used for outside above-grade storage of Class IIIB liquid motor fuel shall be listed and labeled in accordance with UL 142 or listed and labeled as protected above-ground tanks in accordance with UL 2085 and shall be installed in accordance with Chapter 57. Tank locations shall be in accordance with Table 2306.2.3.

2305.5 Fire extinguishers.

Approved portable fire extinguishers complying with Section 906 with a minimum rating of 2-A:20-B:C shall be provided and located such that an extinguisher is not more than 75 feet (23 860 mm) from pumps, dispensers or storage tank fill-pipe openings.

2305.6 Warning signs.

Warning signs shall be conspicuously posted within sight of each dispenser in the fuel-dispensing area and shall state the

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following:

1. No smoking.
2. Shut off motor.
3. Discharge your static electricity before fueling by touching a metal surface away from the nozzle.
4. To prevent static charge, do not reenter your vehicle while gasoline is pumping.
5. If a fire starts, do not remove nozzle—back away immediately.
6. It is unlawful and dangerous to dispense gasoline into unapproved containers.
7. No filling of portable containers in or on a motor vehicle. Place container on ground before filling.

**2303.2 Emergency disconnect switches.**

An approved, clearly identified and readily accessible emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. An emergency disconnect switch for exterior fuel dispensers shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be installed at an approved location. Such devices shall be distinctly labeled as: EMERGENCY FUEL SHUTOFF. Signs shall be provided in approved locations.

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 SELECTED CONTRACTOR PROVIDE SHOP DRAWINGS OF THE FIRE ALARM SYSTEM TO BE INSTALLED.

3. 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 ONLINE: [knoxbox.com](http://knoxbox.com) OR CONTACT THE FIRE DEPARTMENT AT 816-969-1300

4. 2012 IFC 506.1.1-Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

SUGGEST A KNOX KEY SWITCH FOR ANY GATES THAT MAY REQUIRED ACCESS BY THE FIRE DEPARTMENT. A KEY SWITCHCH CAN BE OBTAIN ONLINE AT [knoxbox.com](http://knoxbox.com) OR CONTACT THE FIRE DEPARTMENT AT 816-969-1300.

5. 2012 IFC 609.2- Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

IF THE RANGE WILL BE USED FOR WARMING OF FOOD ONLY, A LETTER WILL BE REQUIRED STATING THAT THE RANGE WILL BE USED FOR WARMING PURPOSES ONLY.

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6. 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 and approval prior to system installation.

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

7. 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 TESTING AND ACCEPTANCE TESTS WILL BE REQUIRED PRIOR TO THE FINAL OCCUPANCY INSPECTION. TO SCHEDULE A TEST CONTACT THE FIRE DEPARTMENT AT 816-969-1300

8. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

PROVIDE FIRE EXTINGUISHERS RATED (5POUND) 2A-10BC FOR EVERY 3000 SQ FT. OF FLOOR SPACE.

9. 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.

MOUNT THE FIRE EXTINGUISHER WITH THE TOP OF EXTINGUISHER NO HIGHER THAN 60" OFF OF FINISH FLOOR, WITH A MAXIMUM TRAVEL DISTANCE OF 75' FROM ANYWHERE WITHIN THE BUILDING.

10. PROVIDE SPECS AND INFORMATION ABOUT THE GENERATOR, FUEL TYPE MAY REQUIRED NFPA 704 PLACARDS.

11. PROVIDE INFORMATION ABOUT CO MONITORING IN THE VEHICLE AREAS.

12. FIRE DEPARTMENT CONNECTIONS: 903.3.7

THE LOCATION OF THE FIRE DEPARTMENT CONNECTIONS SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. CONNECTIONS SHALL BE A 4" STORZ TYPE FITTING AND LOCATED WITHIN 100' OF A FIRE HYDRANT, OR AS APPROVED BY THE CODE OFFICIAL.

13. LOCKS & HARDWARE: NO INFORMATION WAS GIVEN ABOUT LOCKS AND OR DOOR HARWARE TO BE USED. ANY LOCKS SHALL FALL UNDER THE FOLLOWING 2012IFC CONDITIONS.

NO KEYED LOCKS ON THE EGRESS SIDE OF ANY MARKED EXIT.

[B] 1008.1 Doors.Means of egress doors shall meet the requirements of this section. Doors serving a means of egress system shall meet the requirements of this section and Section 1020.2. Doors provided for egress purposes in numbers greater than required by this code shall meet the requirements of this section.

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