

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

June 03, 2016

SFCS ARCHITECTS  
1927 SOUTH TRYON ST, SUITE 207  
CHARLOTTE, NC 28203

Permit No: PRCOM20161179  
Project Title: JOHN KNOX VILLAGE MEADOWS  
Project Address: 1820 NW OBRIEN RD, LEES SUMMIT, MO 64081  
Parcel Number: 62120014500000000  
Location: JOHN KNOX RETIREMENT VILLAGE 8TH PLAT---LOT 1 & E 1/2 VAC ST LY W OF & ADJ  
Type of Work: NEW MULTI-FAMILY  
Occupancy Group: RESIDENTIAL, MULTI-FAMILY  
Description: BUILDING B - 3 STORY INDEPENDENT LIVING UNIT 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. 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. 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.

2. 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.

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3. 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.

4. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is for informational purposes.

5. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required: Comment is for informational purposes.

6. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector. Contact the Lee's Summit Codes Administration.

Action required: Comment is for informational purposes.

7. Footings, pads, etc. to be designed per site conditions.

Action required: Provide soils report by licensed engineer to verify existing soils conditions. Plans cite 2500 psf while 2000 psf is common in this area.

8. Additional information required.

Action required: Provide complete details and information for --

U.L. 438 (wall P2)

GA #351 (wall HH2)

U.L. U905 (walls W, W1, & W2)

U.L. unknown (Wall JJ)

9. ICC A117.1-2009 Section 1004.11.1 Grab Bar and Shower Seat Reinforcement. Reinforcement shall be provided for the future installation of grab bars and shower seats at water closets, bathtubs, and shower compartments. Where walls are located to permit the installation of grab bars and seats complying with Section 604.5 at water closets; grab bars complying with Section 607.4 at bathtubs; and for grab bars and shower seats complying with Sections, 608.3, 608.2.1.3, 608.2.2.3 and 608.2.3.2 at shower compartments; reinforcement shall be provided for the future installation of grab bars and seats complying with those requirements.  
(see code for exceptions)

Action required: Provide blocking for future accessible features as noted in all Type B units.

10. ICC A117.1-2009 1003.11.2.4.2 Clearance Width. Clearance around the water closet shall be 60 inches minimum in width, measured perpendicular from the side wall.

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Action required: Maintain minimum water closet clearance width at Type A units.

11. ICC A117.1-2009 Section 1004.11.3.1.2.2.1 Clearance Width. Clearance around the water closet shall be 48 inches minimum in width, measured perpendicular from the side of the clearance that is 16 inches minimum and 18 inches maximum from the water closet centerline.

Action required: Maintain minimum water closet clearance width at unit Type C.

12. ICC A117.1-2009 Section 1004.11.3.1.3.3 Shower Compartment. If a shower compartment is the only bathing facility, the shower compartment shall have dimensions of 36 inches minimum in width and 36 inches minimum in depth. A clearance of 48 inches minimum in length, measured perpendicular from the shower head wall, and 30 inches minimum in depth, measured from the face of the shower compartment, shall be provided. Reinforcing for a shower seat is not required in shower compartments larger than 36 inches in width and 36 inches in depth.

Action required: Provide minimum shower compartment floor dimensions. Not compliant as scaled.

13. 2012 IBC 716.5 Fire door and shutter assemblies. Approved fire door and fire shutter assemblies shall be constructed of any material or assembly of component materials that conforms to the test requirements of Section 716.5.1, 716.5.2 or 716.5.3 and the fire protection rating indicated in Table 716.5. Fire door frames with transom lights, sidelights or both shall be permitted in accordance with Section 716.5.6. Fire door assemblies and shutters shall be installed in accordance with the provisions of this section and the NFPA 80.

Action required: Review and update door schedule as concerns minimum fire ratings. Multiple found to be incorrect or missing.

14. 2012 IBC 3002.3 Emergency signs. An approved pictorial sign of a standardized design shall be posted adjacent to each elevator call station on all floors instructing occupants to use the exit stairways and not to use the elevators in case of fire. The sign shall read: IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS. (see code for exceptions)

Action required: Comment is for informational purposes. May be field verified.

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

Action required: Provide floor and roof truss packages or request to defer to construction.

16. 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.

17. 2012 IPC 918.1 General. (as amended by LSCO 7-412)

Section 918.1 is hereby amended to read as follows: Air admittance valve are only allowed when approved by the Administrative Authority. Vent systems utilizing air admittance valves shall comply with this section. Stack-type air admittance valves shall conform to ASSE 1050. Individual- and branch-type air admittance valves shall conform to ASSE 1051.

Action required: Modify drawings to show compliance.

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18. 20012 IPC 708.3.4 Base of stack. A cleanout shall be provided at the base of each waste or soil stack.

Action required: Modify drawings and/or diagrams to demonstrate compliance.

19. 2012 IPC 1101.3 Prohibited drainage. (as amended by LSCO 7-414) Storm water shall not be drained into sewers intended for sewage only. Sanitary sewer systems shall be designed, built and maintained in such a manner to prevent all storm or ground water from draining, discharging or entering into the sanitary sewer system. Connection of sump pumps, foundation drains, yard drains, gutter downspouts and any other storm water drainage receptacle(s) or system(s) are specifically prohibited from being connected to the sanitary sewer system.

Action required: Re-route elevator sump discharge to approved storm drainage location. Drainage into sanitary sewer is prohibited.

20. 2011 NEC Article 110.26 (C)(3) Personnel Doors. Where equipment rated 1200 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic bars, pressure plates or other devices that are normally latched but open under simple pressure.

Action required: At rooms with large electrical equipment as defined above provide outswinging doors with panic hardware and emergency exit light.

21. ICC A117.1-2009 Section 1003.5 Doors and Doorways. The primary entrance door to the unit, and all other doorways intended for user passage, shall comply with Section 404. (see code for exceptions)  
ICC A117.1-2009 Section 404.2.3.2 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Provide minimum door maneuver clearance at Accessible Unit B108 Balcony Door.  
Also - clarify hardware for door U4 (currently noted as "all hardware") If there is a closer then the door into the accessible Bath at Accessible Unit B108 is inadequate.

22. ICC A117.1-2009 1003.11.2.4.2 Clearance Width. Clearance around the water closet shall be 60 inches minimum in width, measured perpendicular from the side wall.

Action required: Modify Accessible Units A303 & D204 to show compliance of minimum width.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Rejected**

**1. NO STROBES (ALARM NOTIFICATION) IN THE STAIRWAYS**

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 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall

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comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet (45,720 mm) where: 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. 3. There are not more than two Group R-3 or Group U occupancies. PROVIDE DETAILS OF THE ACCESS ROADWAY AS PER PDP

4. 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 EACH BUILDING READABLE FROM THE ADDRESSES ROADWAY, MAT REQUIRE POSTING THE ADDRESS ON MORE THAN ONE SIDE OF THE BUILDING

5. 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.

PROVIDE A KNOX BOX FOR EACH BUILDING AND EACH ELEVATOR BANK BOXES CAN BE OBTAINED ONLINE [knoxbox.com](http://knoxbox.com)

506.1.2 Key boxes for nonstandardized fire service elevator keys.

Key boxes provided for nonstandardized fire service elevator keys shall comply with Section 506.1 and all of the following:

1. The key box shall be compatible with an existing rapid entry key box system in use in the jurisdiction and approved by the fire code official.
2. The front cover shall be permanently labeled with the words "Fire Department Use Only—Elevator Keys."
3. The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access.
4. The key box shall be mounted 5 feet 6 inches (1676 mm) above the finished floor to the right side of the elevator bank.
5. Contents of the key box are limited to fire service elevator keys. Additional elevator access tools, keys and information pertinent to emergency planning or elevator access shall be permitted when authorized by the fire code official.
6. In buildings with two or more elevator banks, a single key box shall be permitted to be used when such elevator banks are separated by not more than 30 feet (9144 mm). Additional key boxes shall be provided for each individual elevator or elevator bank separated by more than 30 feet (9144 mm).

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

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and approval prior to system installation.

HAVE THE SELECTED CONTRACTOR PROVIDE SHOP DRAWINGS OF 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 AND ACCEPTANCE TESTING OF THE SPRINKLER, ALARM AND HOOD SUPPRESSION SYSTEMS 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.

THE MINIMUM SIZE FIRE EXTINGUISHER SHALL BE (5POUND) 2A-10BC

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.

THE MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER SHALL BE 75'

10. LABEL ALL DOORS TO SPRINKLER ROOMS, MECHANICAL ROOMS, ELEVATOR ROOMS WITH THE ROOM DESIGNATION

11. ALL EXTERIOR HORN STROBES SHALL BE LOCATED AS CLOSE TO OR OVER THE FDCS.

12. NO MENTION OF CO MONITORING IN THE GARAGE AREA. CONFIRM IF CO MONITORING WILL BE PRESENT OR NOT.

13. STAIRWAY LANDINGS SHALL BE LABELED WITH THE FLOOR LEVEL DESIGNATION.

14. DOORS/HARDWARE

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.

B] 1008.1.9.1 Hardware.

Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate.

NO KEYED LOCKS ON THE EGRESS SIDE OF A MARKED EXIT

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