

**PLAN REVIEW CONDITIONS**

July 18, 2016

BRATTON BROS CONTRACTING INC  
6091 WOODLAND RD  
SHAWNEE, KS 66218

Permit No: PRCOM20161705  
Project Title: HALBHUBER & COOK  
Project Address: 400 SE 3RD ST, LEES SUMMIT, MO 64063  
Parcel Number: 61230313100000000  
Location: SECTION 05 TOWNSHIP 47 RANGE 31 PT OF THE SW 1/4, BEG D 1240' S & 1183' E OF TH NW  
COR OF SD 1/4 SEE TH E 51' TH S 190' MOL TH W 51' TH N 190' MOL TO POB  
Type of Work: NEW TENANT FINISH  
Occupancy Group: BUSINESS  
Description: NEW TENANT FINISH FO ACCOUNTANTS OFFICE

***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. Inadequate information to review and construct new vestibule.

Action required: Provide complete construction details to construct new vestibule including footing/foundations, walls, roof structure, etc.

Submittals for pre-engineered portions may be deferred to construction upon request.

2. 2012 IBC 1104.3 Connected spaces. When a building or portion of a building is required to be accessible, an accessible route shall be provided to each portion of the building, to accessible building entrances connecting accessible pedestrian walkways and the public way. (see code for exceptions)

Action required: Accessible route must be maintained to both levels. (doors #12 & 17)  
To be field verified

3. 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 18" of clearance at latch side of door #07 exiting Office 209.

4. 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: Specify compliant wall finish materials in restrooms. If paint is to be used it must be epoxy based.

5. 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 new condensing unit will be screened per referenced UDO section.

#### **Fire Plan Review**

**Reviewed By: Jim Eden**

**Approved with Conditions**

1. 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 ON THE FRONT OF THE BUILDING READABLE FROM 3RD STREET IN A CONTRASTING COLOR TO ITS BACKGROUND.

(VERIFIED AT INSPECTION)

2. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

PROVIDE A MINIMUM OF ONE 2A-10BC (5POUND) FIRE EXTINGUISHER ON EACH LEVEL OF THE BUILDING. (VERIFIED AT INSPECTION)

3. 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 EXTINGUISHERS ON A WALL CLOSE TO AN EXIT WITHIN A 75' TRAVEL DISTANCE WITH THE TOP OF THE EXTINGUISHER NO MORE THAN 60" OFF THE FLOOR. (VERIFIED AT INSPECTION)

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