



PLAN REVIEW CONDITIONS

August 22, 2016

DAVIDSON ARCHITECTURE & ENGINEERING
4301 INDIAN CREEK PKWY
OVERLAND PARK, KS 66207

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 FOR ACCOUNTANTS OFFICE

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 contact the appropriate department regarding clarification of comments.

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Building Plan Review

Reviewed By: Joe Frogge

Pending

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

8/15/16 - chair lift proposed is not allowed in commercial applications. Violation of 2012 IBC Section 1005.7 Encroachment.

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.

8/15/16 - provide roof construction information. Arch references struct and struct references arch. If trusses are to be used, provide the truss package or request deferral to construction.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

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)

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)

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)

The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.

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