

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

August 22, 2016

SARGENTI ARCHITECTS
461 FROM ROAD 2ND FLOOR
PARAMUS, NJ 07652

Permit No: PRCOM20162048
Project Title: H & M
Project Address: 820 NW BLUE PKWY, LEES SUMMIT, MO 64086
Parcel Number: 51700033300000000
Location: SUMMIT FAIR LOTS 22A & 24A---LOT 22A
Type of Work: NEW TENANT FINISH
Occupancy Group: MERCANTILE
Description: TENANT FINISH FOR NEW CLOTHING STORE

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. 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.

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2. Shell building permit.

Action required: Permit for tenant finish cannot be issued until permit for shell building has been issued. Also, the tenant finish permit cannot receive any type of occupancy until the shell permit has been closed.

3. 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 access to roof. If a roof hatch is provided it must comply with hand rail extension requirements as well as guard requirements if located within 10' of unprotected roof edge.

4. 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" clearance at latch side of door 107.

5. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two (2) or more sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

Action required: Fire rated assembly design incomplete.

- Provide UL details complete with nail/screw patterns.
- Provide detailed penetration methods for ductwork. (electrical penetrations provided)

6. 2012 IMC 607.5.3 Fire Partitions. Ducts and air transfer openings that penetrate fire partitions shall be protected with listed fire dampers installed in accordance with their listing. (see code for exceptions)

Action required: Provide fire dampers at duct penetrations into/out of Admin Room 019. Also, given that these walls are full height, provide method to return air to AHU.

7. 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 entry.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. PROVIDE CIVIL PLANS SHOWING THE LOCATION OF FIRE HYDRANTS AND THE FIRE DEPARTMENT CONNECTION.

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

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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 CONTRACTOR PROVIDE SHOP DRAWINGS FOR 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 820 ON THE EXTERIOR OF THE BUILDING IN A CONTRASTING COLOR TO THE BACKGROUND LARGE ENOUGH TO BE READABLE FROM THE ROADWAY. (BLUE PARKWAY) (VERIFIED AT INSPECTION)

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.

THE KNOX BOX CAN BE OBTAINED ONLINE AT knoxbox.com

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 and approval prior to system installation.

HAVE THE CONTRACTOR PROVIDE SHOP DRAWINGS OF 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 ALARM SYSTEMS PRIOR TO THE FINAL OCCUPANCY INSPECTION. TO SCHEDULE TESTING 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 ARE SHOWING THE INSTALLATION OF 10 POUND ABC FIRE EXTINGUISHERS. IFC 2012 REQUIRES ONLY 2A-10BC (5 POUND) AS A MINIMUM SIZE FOR EXTINGUISHERS AND ONE EXTINGUISHER FOR EVERY 3,000 SQUARE FEET OF USEABLE SPACE IN THE BUILDING. PLANS ALSO INDICATED THAT CO2 FIRE EXTINGUISHERS WERE TO BE INSTALLED IN THE ELECTRICAL AND LAN ROOMS. (NO CO2 FIRE EXTINGUISHERS). INSTALL THE 2A-10BC FIRE EXTINGUISHERS INSTEAD.

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.

MOUNT THE FIRE EXTINGUISHERS IN A NORMAL PATH OF TRAVEL CLOSE TO AN EXIT WITHIN A 75' TRAVEL DISTANCE FROM ANYWHERE WITHIN THE BUILDING.

906.6 Unobstructed and unobscured.

Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

DO NOT MOUNT FIRE EXTINGUISHERS IN OBSTRUCTED AREAS OR ROOMS THAT DON'T HAVE EASY ACCESS.

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9. LABEL ALL ELECTRICAL ROOM, SPRINKLER ROOM, MECHANICAL ROOM DOORS

10. NO KEYED LOCKS ON THE EGRESS SIDE OF A MARKED EXIT.
ANY ELECTRONICALLY CONTROLLED, CARD READER, DELAYED EGRESS DOOR WILL DROP OFF ON A FIRE ALARM ACTIVATION OR LOSS OF POWER.

11. FINAL DEVELOPMENT PLAN SHOWS THE FIRE DEPARTMENT CONNECTION ON THE BUILDING SE CORNER. NOT A PEDISTAL. PLEASE CLARIFY

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