

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

August 25, 2016

BNB DESIGNS ARCHITECTURE AND INTERIORS  
108 N NETTLETON AVE  
BONNER SPRINGS, KS 66012

Permit No: PRCOM20162097  
Project Title: SYLVAN LEARNING  
Project Address: 1184 NE DOUGLAS ST, LEES SUMMIT, MO 64086  
Parcel Number: 5291014060000000  
Location: DOUGLAS STATION COMMERCIAL PARK LOTS 3-A, 4-A & 5-A---LOT 5-A  
Type of Work: CHANGE OF TENANT  
Occupancy Group: EDUCATIONAL  
Description: CHANGE OF TENANT FOR LEARNING CENTER

***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 name of licensed Electrical contractor.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. 2012 IBC 1004.1 Design occupant load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section.

Action required: Update code analysis to depict educational type occupancy. Load calculates at 71.

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2. 2012 IBC 1021.2 Exits from stories. Two exits, or exit access stairways or ramps providing access to exist, from any story or occupied roof shall be provided where one of the following conditions exist:

1. The occupant load or number of dwelling units exceeds one of the values in Table 1021.2(1) or 1021.2(2).
2. The exit access travel distance exceeds that specified in Table 1021.2(1) or 1021.2(2) as determined in accordance with the provisions of Section 1016.1.
3. Helistop landing areas located on buildings or structures shall be provided with two exits, or exit access stairways or ramps providing access to exits.  
(see code section for exceptions)

Action required: Provide two exits from tenant space. Doors to swing in direction of travel. Provide exit lighting and panic hardware where appropriate. (note: if door 107 swings in direction of egress travel it would then violate 2009 ICC/ANSI A117.1 Section 404.2.3 Maneuvering Clearances.)

3. 2012 IBC 2902.2 Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (see code for exceptions)

Action required: Restrooms to be labelled separately for each sex. Public shall have access to both restrooms.

4. 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: Provide detailed MEP designs or provide detailed scopes of work that include all methods and materials.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Rejected**

1. UPDATE THE OCCUPANT LOAD FOR A EDUCATIONAL OCCUPANCY, whiCH WILL TAKE THE OCCUPANCY TO ABVE 50.

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 CONTRACTOR PROVIDE SHOP DRAWINGS FOR ANY ALTERATIONS TO BE DONE TO THE FIRE ALARM SYSTEM.

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 1184 ON THE EXTERIOR OF THE FRONT AND REAR DOORS IN A CONTRASTING COLOR READABLE FROM THE ROADWAY. (VERIFIED AT INSPECTION)

4. 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 CONTRACTOR PROVIDE SHOP DRAWINGS FOR ANY ALTERATION TO BE DONE TO THE FIRE SPRINKLER SYSTEM.

5. 2012 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.

THE EXISTING FIRE SPRINKLER SYSTEM SHALL BE CURRENT WITH REQUIRED ANNUAL MAINTENANCE/ SERVICE. A CURRENT SERVICE TAG SHALL BE POSTED ON THE SPRINKLER RISER.

(VERIFIED AT INSPECTION)

6. B] 1008.1.2 Door swing.

Egress doors shall be of the pivoted or side-hinged swinging type. Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

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

7. 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 FIRE EXTINGUISHER (RATED 5 POUND)

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 EXTINGUISHER(S) ON A NORMAL PATH OF TRAVEL WITH A MAXIMUM TRAVEL DISTANCE OF 75' FROM ANYWHERE WITHIN THE SUITE.

9. PROVIDE MORE INFORMATION AS WHAT APPLIANCES WILL BE IN THE KITCHEN. IF A STOVE IS INSTALLED A LETTER STATING THAT IT WILL BE USED FOR WARMING OF FOOD ONLY. IF GREASE LADEN VAPORS WILL BE CREATED A TYPE 1 HOOD SYSTEM WILL BE REQUIRED.

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