

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

September 22, 2016

CRAIG LUEBBERT - CL ARCHITECTURE
396 SW WINTERGARDEN
LEES SUMMIT, MO 64081

Permit No: PRCOM20162403
Project Title: LAW OFFICE OF CAMRON HOORFAR
Project Address: 415 SW JEFFERSON ST, LEES SUMMIT, MO 64063
Parcel Number: 61410151200000000
Location: LEES SUMMIT TOWN OF LOT 20 BLK 9
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR NEW LAW 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. 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. 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.

3. 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.

4. All plans submitted for review on or after January 1, 2014 shall be designed to the requirements of the 2012 International Building Code, 2012 International Mechanical Code, 2012 International Plumbing Code, 2012 International Fuel Gas Code, 2012 International Fire Code, 2011 National Electric Code and the ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Plans have been reviewed and will be inspected per the 2009 ICC/ANSI. (2003 cited on cover)

6. 2011 NEC 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (8) shall have ground-fault circuit-interrupter protection for personnel.(1) Bathrooms(2) Kitchens(3) Rooftops(4) Outdoors(5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.(6) Indoor wet locations(7) Locker rooms with associated showering facilities(8) Garages, service bays, and similar areas where electrical diagnostic equipment, electrical hand tools, or portable lighting equipment are to be used.(refer to code for exceptions)

Action required: Receptacles in basement to be GFCI protected. (masonry in contact with earth is considered a "wet location.")

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. Have all development plans approved before going forward with the project.

2. 2012IFC 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 415 ON THE BUILDING IN A CONTRASTING COLOR TO THE BACKGROUND READABLE FROM THE ROADWAY (JEFFERSON ST.) (VERIFIED AT INSPECTION)

3. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

PROVIDE ONE 2A-10BC FIRE EXTINGUISHER FOR EACH LEVEL OF THE BUILDING.

(VERIFIED AT INSPECTION)

4. 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

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code official determines that the hazard posed indicates the need for placement away from normal paths of travel.
MOUNT THE FIRE EXTINGUISHERS ON A NORMAL PATH OF TRAVEL WITH THE TOP OF THE EXTINGUISHER NO HIGHER THAN
60" OFF FINISH 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.***