

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

January 05, 2017

STATE FARM INSURANCE/BRUCE HOLIMAN
340 SW LONGVIEW BLVD
LEES SUMMIT, MO 64081

Permit No: PRCOM20163284
Project Title: TEAM HOLIMAN LLC
Project Address: 319 SE DOUGLAS ST, Unit:317, LEES SUMMIT, MO 64063
Parcel Number: 61230182900002004
Location: VOGUE CONDOMINIUMS REPLAT---UNIT 317
Type of Work: NEW TENANT FINISH
Occupancy Group:
Description: INTERIOR ALTERATIONS FOR NEW INSURANCE SALES OFFICE

*drawings are in plan review file

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.

****** Assistant Director Tracy Deister has agreed to allow, after receiving a Lee's Summit business license, a one-time instance of allowing the business Team Holiman, LLC to act as General Contractor contingent upon receiving a signed letter of responsibility. The letter is to be on Team Holiman letterhead and include the following:

- Acknowledgement that you understand that this work requires an architect, general contractor, and building permit.
- Acknowledgement that this tenant finish was started prematurely without submitting for a permit.
- Team Holiman contact information.
- List of properties currently owned and/or managed by Team Holiman.
- Agreement to contact us at Development Services prior to any commercial construction or changes of tenants.
- Agreement to follow business license requirements in the future.
- Agreement to follow permitting and construction requirements in the future.

2. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or

CODES ADMINISTRATION

mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

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. Plumbing information not included in submittal.

Action required: Provide plumbing design or detailed scope of work that includes methods and materials.

2. 2012 IBC 1109.2 – Toilet and bathing facilities. Each toilet room and bathing room shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing rooms provided within the facility shall not be located on the inaccessible floor. At least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing room shall be accessible. (See code section for possible exceptions.)

Action required: Comment is for informational purposes. During inspections all accessible elements in restroom are expected to be completely compliant with 2009 ICC/ANSI A117.1.

3. 2012 IBC 1109.12.3 – Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required: Comment is for informational purposes. During inspections maximum height (36") and minimum width (36") of receptionist desk is expected to be completely compliant with 2009 ICC/ANSI A117.1.

4. 2012 IPC 410.3 – Substitution. Where restaurants provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants. In other occupancies, where drinking fountains are required, water coolers, bottled water dispensers or break rooms with a kitchen sink shall be permitted to be substituted for the required drinking fountains. (As amended by the City of Lee's Summit.)

Action required: Comment is for informational purposes.

5. 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: Provide finish material information for walls surrounding mop sink at toilet.

6. 2012 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide verification that either the weight of new roof top equipment is less than or equal to original equipment or provide verification that existing roof structure will support additional load.

7. 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

CODES ADMINISTRATION

- (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: Modify drawings to show that all receptacles in restroom and/or within 6' of a sink will be GFCI protected.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. 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 MODIFICATION TO BE DONE TO THE FIRE ALARM SYSTEM. (INFORMATION PURPOSES)

2. 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 317 ON THE EXTERIOR OF ALL DOORS LEADING INTO THE SUITE. THE NUMBERS SHALL BE IN A CONTRASTING COLOR TO THE BACKGROUND READABLE FROM THE ROADWAY. (VERIFIED AT INSPECTION)

3. 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 CONTRACTOR PROVIDE SHOP DRAWINGS FOR THE MODIFICATION TO BE DONE TO THE FIRE SPRINKLER SYSTEM. (INFORMATION PURPOSES)

4. 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. TESTING OF THE FIRE ALARM SYSTEM MODIFICATIONS WILL BE REQUIRED PRIOR TO THE FINAL OCCUPANCY INSPECTION. TO SCHEDULE A TEST CONTACT THE FIRE DEPARTMENT AT 816-969-1300. (INFORMATION PURPOSES)

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

CODES ADMINISTRATION

systems and equipment shall be inspected, tested and maintained or removed.

THE EXISTING FIRE SPRINKLER SYSTEM SHALL BE CURRENT WITH ALL REQUIRED SERVICE AND MAINTENANCE. A CURRENT SERVICE TAG SHALL BE POSTED ON THE SYSTEMS RISER.

(VERIFIED AT INSPECTION)

6. 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

(VERIFIED AT INSPECTION)

7. 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 ON A NORMAL PATH OF TRAVEL CLOSE TO AN EXIT.

(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.