

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

February 08, 2017

NEIGHBORS CONSTRUCTION COPMANY, INC
9800 LEGLER RD
LENEXA, KS 66219

Permit No: PRCOM20161758
Project Title: SUMMIT SQUARE - CLUBHOUSE
Project Address: 789 NW DONOVAN RD, LEES SUMMIT, MO 64086
Parcel Number: 52900035900000000
Location: SUMMIT ORCHARD FIRST PLAT LOTS 1-4 & TRACT A --- LOT 3
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: NEW CLUBHOUSE

FOUNDATION PERMIT: PRCOM20162567

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

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. For the sake of clarity and brevity a separate plan review report will not be prepared for each permit on this project site. The following comments which are written under the Clubhouse permit are intended to cover the entire project. There will only be two additional reports to incorporate all of our Fire Department comments which will be unique to the Pool and Apartment structures.

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 and applies to all structures on site.

3. 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: Comment is for informational purposes and applies to all structures on site. Given that this is a more recent code, reference on drawings need not be updated.

4. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide roof and floor truss packages or request deferral.

5. 2012 IBC 718.4 Draftstopping in attics. In combustible construction, draftstopping shall be installed to subdivide attic spaces and concealed roof spaces in the locations prescribed in Sections 718.4.2 and 718.4.3. Ventilation of concealed roof spaces shall be maintained in accordance with Section 1203.2

Action required: Provide draftstopping in clubhouse attic.

6. 2012 IPC 604.8 Water Pressure reducing valve or regulator. Where water pressure within a building exceeds 80 psi static, an approved water-pressure reducing valve conforming to ASSE 1003 or CSA B356 with strainer shall be installed to reduce the pressure in the building water distribution piping to not greater than 80 psi static.

Action required: Comment is for informational purposes. This code section is overwritten by our Water Department in that a water pressure reducing valve or regulator is required in all new installations regardless of current pressure.

7. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required: Comment is for informational purposes and applies to all apartment buildings.

8. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector.

Action required: Comment is for informational purposes and applies to all apartment buildings.

9. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is for informational purposes and applies to all apartment buildings.

10. 2012 IBC 3002.3 Emergency signs. An approved pictorial sign of a standardized design shall be posted adjacent to each elevator call station on all floors instructing occupants to use the exit stairways and not to use the elevators in case of fire. The sign shall read: IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS. (see code for exceptions)

Action required: Comment is for informational purposes and applies to all apartment buildings.

11. 2012 IBC 1012.6 – Handrail extensions. Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches beyond the top riser and continuous to slope for the depth of one tread beyond the bottom riser. At ramps where handrails are not continuous between runs, the handrails shall extend horizontally above the landing 12 inches minimum beyond the top and bottom of ramp runs. The extensions of handrails shall be in the same direction of the stair flights at stairways and the ramp runs at ramps. (See code section for possible exceptions.)

Action required: Handrails are not allowed to terminate open ended. Details for apartment stair wells are unclear. This can be field verified without updating drawings.

12. 2012 IBC 1406.3 Balconies and similar projections. Balconies and similar projections of combustible construction other than fire-retardant-treated wood shall be fire-resistance rated where required by Table 601 for floor construction or shall be of Type IV construction in accordance with Section 602.4. The aggregate length of the projections shall not exceed 50 percent of the building's perimeter on each floor.

Exception 3.shall not be required to have a fire-resistance rating where sprinkler protection is extended to these areas. (see code for complete list of exceptions)

Action required: Update design to provide fire ratings at apartment building balconies or provide verification that fire suppression systems will extend to cover.

13. 2012 IBC 908.7 Carbon monoxide alarms. Group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with single-station carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. An open parking garage, as defined in Chapter 2, or an enclosed parking garage ventilated in accordance with Section 404 of the International Mechanical Code shall not be considered an attached garage. (see code for exceptions)

Action required: Provide carbon monoxide alarms at all apartment buildings that have attached parking garages.

14. 2012 IMC 504.6.4 Duct Length. The maximum allowable exhaust duct length shall be determined by one of the methods specified in Section 504.6.4.1 or 504.6.4.2.

Action required: Some apartment clothes dryer ducts exceed the maximum 35' calculated length per 504.6.4.1. Modify drawings to show compliance or provide verification that the dryers to be installed will comply with manufacturer's instructions per 504.6.4.2.

15. 2012 IPC 305.4 Freezing. Water, soil, and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 6" below the frost line (42" below grade) and not less than 12 inches below grade.

Action required: Provide heat in Sprinkler and Water Entry rooms.

16. 2011 NEC Article 210.52 (A) General Provisions. In every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area of dwelling units, receptacle outlets shall be installed in accordance with the general provisions specified in 210.52(A)(1) through (A)(3).

(1) Spacing. Receptacles shall be installed such that no point measured horizontally along the floor line of any wall space is more than 6 feet from a receptacle outlet.

(2) Wall Space. As used by this section, a wall space shall include the following:

(a) Any space 2 feet or more in width (including space measured around corners) and unbroken along the floor line by doorways and similar openings, fireplaces, and fixed cabinets

(b) The space occupied by fixed panels in exterior walls, excluding sliding panels.

(c) The space afforded by fixed room dividers, such as freestanding bar-type counters or railings.

Action required: Additional receptacles required in some of the apartments where a wall space is at least 2' long. Ref: walls in between bi-fold closet doors.

17. 2012 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

18. These structures have each been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: Provide schedule of apartment unit addresses for verification. Odd numbers are to be on one side and even on the other. Numbers shall ascend from south to north for buildings 1 thru 5 and 7. Numbers shall ascend from east to west for building 6.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. HAVE ALL FINAL DEVELOPMENT PLANS APPROVED PRIOR TO MOVING FORWARD WITH THE PROJECT.

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 789 ON THE BUILDING IN A CONTRASTING COLOR OF THE BACKGROUND READABLE FROM THE ROADWAY/DRIVEWAY. (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 A 2A-10BC FIRE EXTINGUISHER FOR EVERY 3000 SQ FT OF USEABLE SPACE 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 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 WITH THE TOP OF THE EXTINGUISHER APPROX. 6' OFF FINISH FLOOR.

(VERIFIED AT INSPECTION)

5. PROVIDE CIVIL PLANS SHOWING THE LOCATIONS OF THE FIRE HYDRANTS.

501.4 Timing of installation.

When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

PROVIDE TWO MEANS OF ACCESS ROADWAYS TO ALL CONSTRUCTION AREAS AS APPROVED BY THE FDP'S.

507.1 Required water supply.

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

507.5.1 Where required.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

ROADWAYS AND FIRE HYDRANTS SHALL BE IN PLACE PRIOR TO STARTING ANY VERTICAL CONSTRUCTION OF BUILDINGS

6. B] 1008.1.9.1 Hardware.

Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate.

[B] 1008.1.9.2 Hardware height.

Door handles, pulls, latches, locks and other operating devices shall be installed 34 inches (864 mm) minimum and 48 inches (1219 mm) maximum above the finished floor. Locks used only for security purposes and not used for normal operation are permitted at any height.

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

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

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Action required: Comment is for informational purposes and applies to all structures on site. Given that this is a more recent code, reference on drawings need not be updated.

9/20/16 - references changed but ANSI now shows 2003. Changed to 2009 by hand by jdf

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9/20/16 - acknowledged

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Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

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Licensed Contractors

Reviewed By: Joe Frogge

Approved

- _____ Approved to issue per the listed conditions.
- _____ Do not issue per the listed conditions.
- _____ Approved to construct foundation only per the listed conditions.
- _____ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

Signature of Applicant

Date

Print Applicant Name

CompanyName

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.