

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

March 29, 2017

DAVIDSON ARCHITECTURE & ENGINEERING
4301 INDIAN CREEK PKWY
OVERLAND PARK, KS 66207

Permit No: PRCOM20170784
Project Title: CONTROL SERVICE COMPANY
Project Address: 3621 NE AKIN DR, LEES SUMMIT, MO 64064
Parcel Number: 43810040700000000
Location: CHAPEL RIDGE BUSINESS PARK LOTS 15B & 15C---LOT 15B
Type of Work: NEW SHELL BUILDING
Occupancy Group: BUSINESS
Description: NEW SHELL BUILDING FOR FUTURE OFFICE WITH SOME STORAGE

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 7-130.4 - Business License. (excerpt)

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.

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. 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.

2. 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)

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

3. 2012 IPC 403.1 – Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

Action required: Comment is for informational purposes. Additional lavatory may be required when proposed expansions take place.

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. Drinking fountain requirement has been waived contingent upon building occupants having access to break room with kitchen.

5. 2012 IBC 603.1 Allowable Materials. Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3: (see code for specific examples and exceptions)

Action required: Revise building sections to show that all materials are non-combustible.

6. 2012 IBC 1809.5 Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.

(see code section for exceptions)

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

Action required: Revise detail 2/S3.2 to show bottom of footing at least 36" deep.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. ACTION REQUIRED:

Provide the type commodity being stored in the warehouse and the method of storage.(pallets, rack, high pile?)

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.

ACTION REQUIRED:

Have the fire alarm system contractor provide engineered shop drawings for the fire alarm system to be installed. (information purposes)

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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).

ACTION REQUIRED:

Post the numeric address of 3621 on the building in a contrasting color to the background. Address shall be viewable from the roadway. (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.

ACTION REQUIRED:

A knox box can be obtained on line at knoxbox.com

The box shall be mounted above the fire department connection approximately 5-6 feet off finish grade. (verified at inspection)

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.

ACTION REQUIRED:

Have the fire sprinkler system contractor provide engineered shop drawings of the fire sprinkler system to be installed. (information purposes)

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.

ACTION REQUIRED:

Field tests and acceptance testing will be required on the fire sprinkler and fire alarm systems prior to the final occupancy inspection. To schedule a test contact the fire department at 816-969-1300. (information purposes)

7. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

ACTION REQUIRED:

Provide and mount fire extinguishers according to plan sheet A2.1. The minimum sizing of the fire extinguishers is 2A-10BC (5 pound)

(verified at inspection)

8. ACTION REQUIRED:

Provide a lighting plan showing emergency and exit lighting.

9. ACTION REQUIRED:

Provide a door and door hardware schedule.

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10. ACTION REQUIRED:
Provide HVAC/ AHU schedule.

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