

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

March 30, 2017

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

Permit No: PRCOM20170788  
Project Title: LBP V-A  
Project Address: 2900 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064  
Parcel Number: 52200013700000000  
Location: LAKEWOOD BUSINESS CENTER ON I 470, LOTS 23A & 23B---23A  
Type of Work: NEW SHELL BUILDING  
Occupancy Group: NOT APPLICABLE  
Description: NEW SHELL BUILDING FOR FUTURE WAREHOUSE

***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. ICC A117.1-2009 Section 404.2.3.2 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Provide minimum 18" clearance at latch side of door A116.

4. 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 parapet details to show compliant materials.

5. 2012 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall.

Permanent ladders installed to provide the required access shall comply with the following minimum design criteria:

1. The side railing shall extend above the parapet or roof edge not less than 30"  
(see code section for additional construction requirements)

Action required: Revise roof hatch details to show minimum 30" side rail extender.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Rejected**

**1. ACTION REQUIRED:**

Provide civil plans showing the location of fire hydrants and the FDC.

903.3.7 Fire department connections.

The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Stortz type fitting and located within 100 feet of a fire hydrant.

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 of the fire alarm system to be installed.

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).

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**ACTION REQUIRED:**

Post the numeric and or the alphabetic suite designations on the Building and on the exterior of each door leading into each suite. the address shall be of a contrasting color to the background where posted. Building address shall be readable 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 online at [knoxbox.com](http://knoxbox.com)

The knox box shall be mounted on the exterior of the building above the fire department connection approximately 5-6 feet above 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 of the fire alarm and fire sprinkler systems will be required prior to the final occupancy inspection. To schedule a test contact the fire department at 816-969-1300.

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 size of the fire extinguishers shall be 2A-10BC (5 pound) (verified at inspection)

**8. ACTION REQUIRED:**

**NO KEYED LOCKS ON THE EGRESS SIDE OF AN EXIT**

[B] 1008.1.9 Door operations.

Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

[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.

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