



PLAN REVIEW CONDITIONS

April 11, 2017

SUMMIT WOODS SPE LLC
1 E WASHINGTON ST STE 300
PHOENIX, AZ 85004

Permit No: PRCOM20170985
Project Title: VERIZON TI
Project Address: 1740 NW CHIPMAN RD, LEES SUMMIT, MO 64081
Parcel Number: 51700031300000000
Location: CHIPMAN HWY 50--- LOT 12
Type of Work: CHANGE OF TENANT
Occupancy Group:
Description: COMMERCIAL TENANT FINISH

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

Building Plan Review

Reviewed By: Joe Frogge

Pending

1. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two (2) or more sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

Action required: At least one of the 3 sets submitted must have wet seals. Digital seal accepted if accompanied with a letter or email from design professional stating that the submitted drawings bear his/her professional seal.

2. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is for informational purposes.

3. 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.

4. Inadequate information provided to complete review.

Provide the following:

- Complete natural gas piping design.

5. 2012 IBC 1014.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.

Item 2. An exit access shall not pass through a room that can be locked to prevent access.

Item 4. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes. (See code section for additional items and exceptions)

Action required: Specify hardware configuration that will not be able to be locked from inside Future Expansion 112. Provide verification that this room is under same lease agreement. i.e. always under Verizon control. If this room is used for storage, a clear path to exit must be clearly designated.

6. 2012 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

Action required: Specify fire rating of door 112.B.

7.

8.

9.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. ACTION REQUIRED:

With a occupant load of 56 two exits are required. Show the egress path for the second exit.

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: (information purposes0

Have the fire alarm system contractor provide shop drawings for any modifications to be done to the fire alarm system.

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: (verified at inspection)

Post the numeric address of 1740 in a contrasting color on the exterior of the front door and any other door leading into the suite. The address shall be readable from the roadway.

4. 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:(information purposes)

Have the fire sprinkler system contractor provide shop drawings for any modifications to be done to the fire sprinkler system.

5. 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:(information purposes)

Testing of any modifications to the fire alarm system will be required prior to the final occupancy inspection. To schedule a test contact the fire department at 816-969-1300.

6. 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: (verified at inspection)

Provide a minimum of two 2A-10BC fire extinguishers. Mount the fire extinguishers on a normal path of travel close to an exit.

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.