

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

May 01, 2017

NSPJ ARCHITECTS
3515 W 75TH ST, SUITE 201
PRAIRIE VILLAGE, KS 66208

Permit No: PRCOM20170394
Project Title: RESIDENCES AT ECHELON - CLUBHOUSE
Project Address: 3500 SW HOLLYWOOD DR
Parcel Number:
Location:
Type of Work: NEW COMMERCIAL
Occupancy Group:
Description: NEW CLUBHOUSE

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

Fire Plan Review

Reviewed By: Joe Dir

Rejected

2. 2012 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.
ACTION REQUIRED: (verified at inspection)
POST THE OCCUPANT LOAD ON ALL LEVELS OF THE CLUBHOUSE.

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 ON THE EXTERIOR OF THE BUILDING IN A CONTRASTING COLOR TO THE BACKGROUND.
ADDRESS SHALL BE READABLE FROM THE ROADWAY.

4. 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 ONE 2A-10BC FIRE EXTINGUISHER FOR EVERY 3,000 SQ. FT. ON EACH LEVEL OF THE CLUBHOUSE.

CODES ADMINISTRATION

5. 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.

ACTION REQUIRED: (verified at inspection)

MOUNT THE FIRE EXTINGUISHERS ON A NORMAL PATH OF TRAVEL WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET FROM ANYWHERE ON EACH LEVEL OF THE BUILDING.

6. NO DOOR HARDWARE SCHEDULE WAS SHOWN.

[B] 1008.1.10 Panic and fire exit hardware.

Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.

ACTION REQUIRED:

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

7. EXITS:

[B] 1015.2 Exit or exit access doorway arrangement.

Required exits shall be located in a manner that makes their availability obvious. Exits shall be unobstructed at all times. Exit and exit access doorways shall be arranged in accordance with Sections 1015.2.1 and 1015.2.2.

[B] 1015.2.1 Two exits or exit access doorways.

Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exit doors or exit access doorways. Interlocking or scissor stairs shall be counted as one exit stairway.

Exceptions:

1. Where interior exit stairways are interconnected by a 1-hour fire-resistance-rated corridor conforming to the requirements of Section 1018, the required exit separation shall be measured along the shortest direct line of travel within the corridor.

2. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served.

[B] 1015.2.2 Three or more exits or exit access doorways.

Where access to three or more exits is required, at least two exit doors or exit access doorways shall be arranged in accordance with the provisions of Section 1015.2.1.

ACTION REQUIRED:

PROVIDE ADDITIONAL EXIT(S) FOR THE CLUBHOUSE WALK OUT LEVEL AND THE POOL AREA

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.

CODES ADMINISTRATION

Action required: Comment is for informational purposes.

4/25/17 - acknowledged in letter

2. 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.

4/25/17 - acknowledged in letter

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

Action required: Comment is for informational purposes.

4/25/17 - Total price for project provided. We need a breakdown per structure.

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

Action required: Provide truss packages or request deferral.

4/25/17 - deferred per request

5. 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.

4/25/17 - acknowledged in letter

7. Unified Development Ordinance Article 7, Section 7.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section.

4/25/17 - clarified in letter - to be field verified

9. ICC A117.1-2009 Section 604.3.1 Clearance Width. Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.

Action required: Modify drawings to demonstrate compliance. Ref: toilets at rooms 017, 018, 113, and 118.

4/25/17 - Provide minimum width at restroom 118.

13. 2012 IBC 1004.3 - Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Action required:

4/25/17 - acknowledged in letter - to be field verified

CODES ADMINISTRATION

20. 2011 NEC Article 250.66 Size of Alternating-Current Grounding Electrode Conductor. The size of the grounding electrode conductor at the service, at each building or structure where supplied by a feeder(s) or branch circuit(s), or at a separately derived system of a grounded or ungrounded ac system shall not be less than given in Table 250.66, except as permitted in 250.66(A) through (C).

Action required: Detail grounding scenario at electrical riser diagram 3/E4.02.
4/25/17 - Updated drawing not included in submittal.

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.
4/25/17 - acknowledged in letter

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 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.
4/25/17 - acknowledged in letter

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