

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

May 04, 2017

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

Permit No: PRCOM20171355  
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 TENANT FINISH  
Occupancy Group:  
Description: TENANT FINISH FOR OFFICE WITH SOME STORAGE

shell permit: PRCOM20170784

***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. This tenant finish project is tied to a shell permit.

Action required: Occupancy will not be granted until shell building has been closed. Comment is for informational purposes.

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

Action required: Comment is for informational purposes.

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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. 2012 IBC 1021.2 Exits from stories. Two exits, or exit access stairways or ramps providing access to exist, from any story or occupied roof shall be provided where one of the following conditions exist:

1. The occupant load or number of dwelling units exceeds one of the values in Table 1021.2(1) or 1021.2(2).
2. The exit access travel distance exceeds that specified in Table 1021.2(1) or 1021.2(2) as determined in accordance with the provisions of Section 1016.1.
3. Helistop landing areas located on buildings or structures shall be provided with two exits, or exit access stairways or ramps providing access to exits.  
(see code section for exceptions)

Action required: Due to occupant load in excess of 50, each training room requires an additional exit.

5. 2012 IBC 1008.1.2 – Door swing. Egress doors shall be of the pivoted or side-hinged swinging type. Exceptions: (See code for possible exceptions.) Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

Action required: Sliding doors are not allowed as exit access components. (this applies to the barn door, the file room doors meet an exemption)

6. 2012 IMC 602.2.1 Materials within plenums. Except as required by Sections 602.2.1.1 through 602.2.1.5, materials within plenums shall be noncombustible or shall be listed and labeled as having a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E84 or UL 723. (see code section for exceptions)

Action required: PVC is not allowed in plenums. Clarify locations of use.

7. Additional information required.

Provide the following information:

- Sizes of Grounding Electrode Conductors.
- Generator cut sheets. (2 copies)
- Pier/foundation details for fence posts and trash enclosure.

**Fire Plan Review****Reviewed By: Joe Dir****Rejected**

1. fire hydrant

**ACTION REQUIRED:**

provide a civil plan sheet to show the location of a fire hydrant in correlation to the fire department connection

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 storz fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

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

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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 purposes)

have the fire alarm system contractor provide shop drawings for 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).

**ACTION REQUIRED:** (verified at inspection)

Post the numeric address on the building in a contrasting color to the background. Address shall be readable from the roadway.

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:** (information purposes)

Knox boxes 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 to 6 feet above finish grade.

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:** (information purposes)

Have the fire sprinkler system contractor provide shop drawings of the fire sprinkler system to be installed.

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:** (information purposes)

Field tests and acceptance testing of the fire sprinkler and fire alarm systems shall 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:** (verified at inspection)

Provide 2A-10BC fire extinguishers. one fire extinguisher for every 3,000 sq feet of useable space. A maximum travel distance to a fire extinguisher shall have a maximum travel distance of 75 feet from anywhere within the structure.

8. Door operations

**ACTION REQUIRED:** No keyed locks on the egress side of an exit (verified at inspection)

[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

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a key or special knowledge or effort.

9. Panic hardware

**ACTION REQUIRED:**

[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.

10. controlled access doors

**ACTION REQUIRED:**

[B] 1008.1.9.8 Access-controlled egress doors.

The entrance doors in a means of egress in buildings with an occupancy in Groups A, B, E, I-2, M, R-1 or R-2, and entrance doors to tenant spaces in occupancies in Groups A, B, E, I-2, M, R-1 or R-2, are permitted to be equipped with an approved entrance and egress access control system, listed in accordance with UL 294, which shall be installed in accordance with all of the following criteria:

1. A sensor shall be provided on the egress side arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor.
2. Loss of power to that part of the access control system which locks the doors shall automatically unlock the doors.
3. The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016 mm to 1219 mm) vertically above the floor and within 5 feet (1524 mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated, the manual unlocking device shall result in direct interruption of power to the lock—independent of the access control system electronics—and the doors shall remain unlocked for a minimum of 30 seconds.
4. Activation of the building fire alarm system, if provided, shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset.
5. Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset.
6. Entrance doors in buildings with an occupancy in Group A, B, E or M shall not be secured from the egress side during periods that the building is open to the general public.

[B] 1008.1.9.9 Electromagnetically locked egress doors.

Doors in the means of egress in buildings with an occupancy in Group A, B, E, M, R-1 or R-2, and doors to tenant spaces in Group A, B, E, M, R-1 or R-2, shall be permitted to be electromagnetically locked if equipped with listed hardware that incorporates a built-in switch and meet the requirements below:

1. The listed hardware that is affixed to the door leaf has an obvious method of operation that is readily operated under all lighting conditions.
2. The listed hardware is capable of being operated with one hand.
3. Operation of the listed hardware directly interrupts the power to the electromagnetic lock and unlocks the door immediately.

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4. Loss of power to the listed hardware automatically unlocks the door.
5. Where panic or fire exit hardware is required by Section 1008.1.10, operation of the listed panic or fire exit hardware also releases the electromagnetic lock.

11. 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 in all training / conference rooms

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