



LEE'S SUMMIT
MISSOURI



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

May 18, 2017

CRAIG LUEBBERT - CL ARCHITECTURE
396 SW WINTERGARDEN
LEES SUMMIT, MO 64081

Permit No: PRCOM20171543
Project Title: BOISE CASCADE
Project Address: 221 NW CHIPMAN RD, LEES SUMMIT, MO 64063
Parcel Number: 61320010200000000
Location: SEC 6 TWNSHP 47 RNG 31 PT OF THE NE 1/4 OF NW 1/4, BEG 297.37' W OF NE COR & 90' STO TRU PT OF BEG TH S 160' TH E 297FT TH S 70' MOL TH W 70' TH S 727' MOL TH W 329' MOL TH N ALG E
Type of Work: NEW COMMERCIAL
Occupancy Group:
Description: NEW OFFICE BUILDING TO REPLACE BUILDING DESTROYED IN STORM

**planning dept rqd at final to verify screening

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

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. 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)

If not existing, address shall be readable from the roadway (Chipman Road)

2. 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 one (5 pound) 2A-10BC fire extinguisher to be mounted on a normal path of travel close to an exit.

3. Egress illumination

[B] 1006.1 Illumination required.

The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

Exceptions:

1. Occupancies in Group U.
2. Aisle accessways in Group A.
3. Dwelling units and sleeping units in Groups R-1, R-2 and R-3.
4. Sleeping units of Group I occupancies.

[B] 1006.2 Illumination level.

The means of egress illumination level shall not be less than 1 footcandle (11 lux) at the walking surface.

ACTION REQUIRED:

Provide emergency lighting to the front exterior stairs, ramp and exterior stairs from the basement.

4. Front casement windows project into ramp.

[B] 1008.1.1.1 Projections into clear width.

There shall not be projections into the required clear width lower than 34 inches (864 mm) above the floor or ground. Projections into the clear opening width between 34 inches (864 mm) and 80 inches (2032 mm) above the floor or ground shall not exceed 4 inches (102 mm).

[B] 1010.6 Minimum dimensions.

The minimum dimensions of means of egress ramps shall comply with Sections 1010.6.1 through 1010.6.3.

[B] 1010.6.1 Width.

The minimum width of a means of egress ramp shall not be less than that required for corridors by Section 1018.2. The clear width of a ramp between handrails, if provided, or other permissible projections shall be 36 inches (914 mm) minimum.

[B] 1010.6.2 Headroom.

The minimum headroom in all parts of the means of egress ramp shall not be less than 80 inches (2032 mm).

[B] 1010.6.3 Restrictions.

Means of egress ramps shall not reduce in width in the direction of egress travel. Projections into the required ramp and landing width are prohibited. Doors opening onto a landing shall not reduce the clear width to less than 42 inches (1067 mm).

[B] 1010.7 Landings.

Ramps shall have landings at the bottom and top of each ramp, points of turning, entrance, exits and at doors. Landings shall comply with Sections 1010.7.1 through 1010.7.5.

[B] 1010.7.1 Slope.

Landings shall have a slope not steeper than one unit vertical in 48 units horizontal (2-percent slope) in any direction. Changes in level are not permitted.

[B] 1010.7.2 Width.

The landing shall be at least as wide as the widest ramp run adjoining the landing.

[B] 1010.7.3 Length.

The landing length shall be 60 inches (1525 mm) minimum.

Exceptions:

1. In Group R-2 and R-3 individual dwelling and sleeping units that are not required to be Accessible units, Type A units or Type B units in accordance with Section 1107, landings are permitted to be 36 inches (914 mm) minimum.
2. Where the ramp is not a part of an accessible route, the length of the landing shall not be required to be more than 48 inches (1219 mm) in the direction of travel.

[B] 1010.7.4 Change in direction.

Where changes in direction of travel occur at landings provided between ramp runs, the landing shall be 60 inches by 60 inches (1524 mm by 1524 mm) minimum.

Exception: In Group R-2 and R-3 individual dwelling or sleeping units that are not required to be Accessible units, Type A units or Type B units in accordance with Section 1107 of the International Building Code, landings are permitted to be 36 inches by 36 inches (914 mm by 914 mm) minimum.

ACTION REQUIRED:

Ramp has to meet requirements for access and egress.

5.

6.

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.