

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

May 24, 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 reqd at final to verify screening

***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. 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.

2. There is an open demolition permit for this property.

Action required: Comment is for informational purposes. No type of occupancy to be granted until after the demolition permit has been closed.

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**CODES ADMINISTRATION**

3. 2012 IBC 2406.4 - Hazardous locations. The locations specified in Sections 2406.4.1 through 2406.4.7 shall be considered specific hazardous locations requiring safety glazing materials.

Action required: Glazing at window 'F' must be tempered.

4. 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" at latch side of women's restroom door #107.

5. Sec. 7-802. - Residential occupancies.

The minimum required R-value for each element of the building thermal envelope shall be in accordance with the following:  
A. Wall assemblies forming portions of a building envelope shall meet or exceed an R factor rating of R-13. This requirement does not apply to doors, windows, or other openings or approved penetrations nor does it apply to basement concrete walls when the basement is not finished as a habitable space.

B. Floor assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 19. Garage ceilings with living area above shall comply with this requirement.

Exception: Concrete floors in contact with the earth need not be insulated.

C. Roof assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 19. This requirement does not apply to skylights or other approved penetrations.

D. Ceilings forming portions of a building envelope shall meet or exceed an R factor rating of thirty (30) at the time of installation.

E. Duct insulation. All portions of the air distribution system shall be installed in accordance with Section M1601 and be insulated to an installed R-5 when system components are located within the building but outside of conditioned space, and R-8 when located outside of the building. When located within a building envelope assembly, at least R-8 shall be applied between the duct and that portion of the assembly furthest from conditioned space.

(Ord. No. 7369, § 1, 10-3-2013)

Sec. 7-803. - Non-residential occupancies.

The minimum required R-value for each element of the building thermal envelope shall be in accordance with the following:  
Exception: The Building Official may approve a decreased R-Value for building exterior walls provided the space is normally not occupied by employees and is associated with storage/warehouse or manufacturing.

A. Wall assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 11. This requirement does not apply to doors, windows or other openings or approved penetrations nor does it apply to unfinished basement concrete walls.

B. Floor assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 19.

Exception: Concrete floors in contact with the earth need not be insulated.

C. Roof assemblies forming portions of a building envelope shall meet or exceed an R factor 19.

(Ord. No. 7369, § 1, 10-3-2013)

Action required: Comment is for informational purposes. While attic mounted ductwork is not specifically addressed in commercial applications, it stands to reason that this is the intent. Insulating the attic mounted ductwork is highly recommended.

6. 2011 NEC 334.80 Ampacity. The ampacity of Types NM, NMC, and NMS cable shall be determined in accordance with 310.15. The allowable ampacity shall not exceed that of a 60degC (140degF) rated conductor. The 90degC (194degF) rating shall be permitted to be used for ampacity adjustment and correction calculations, provided the final derated ampacity does not exceed that of a 60degC (140degF) rated conductor. The ampacity of Types NM, NMC, and NMS cable installed in cable tray shall be determined in accordance with 395.80(A). (see code for additional requirements)

**CODES ADMINISTRATION**

Action required: Comment is for informational purposes. Wiring in attic must be derated for temperature. To be field verified.

7. 2011 NEC Article 250.24 Grounding Service-Supplied Alternating-Current Systems.

(A) System Grounding Connections. A premises wiring system supplied by a grounded ac service shall have a grounding electrode conductor connected to the grounded service conductor, at each service, in accordance with 250.24(A)(1) through (A)(5).

(1) General. The grounding electrode conductor connection shall be made at any accessible point from the load end of the service drop or service lateral to and including the terminal or bus to which the grounded service conductor is connected at the service disconnecting means.

Action required: Update electrical riser diagram to show grounding electrode conductors (complete with wire size) to rod and water piping.

8. 2011 NEC 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (8) shall have ground-fault circuit-interrupter protection for personnel.

(1) Bathrooms

(2) Kitchens

(3) Rooftops

(4) Outdoors

(5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.

(6) Indoor wet locations

(7) Locker rooms with associated showering facilities

(8) Garages, service bays, and similar areas where electrical diagnostic equipment, electrical hand tools, or portable lighting equipment are to be used.

(refer to code for exceptions)

Action required: Receptacles in basement to be GFCI protected. (unfinished concrete areas are considered to be "wet" locations.)

**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.

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**CODES ADMINISTRATION****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.

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**CODES ADMINISTRATION****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.

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