

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

June 06, 2017

GUY GRONBERG ARCHITECTS  
113 SE 3RD ST  
LEES SUMMIT, MO 64063

Permit No: PRCOM20171649  
Project Title: KANSAS CITY MOTORS  
Project Address: 704 SE OLDHAM CT, LEES SUMMIT, MO 64081  
Parcel Number: 61500043300000000  
Location: OLDHAM EAST BUSINESS PARK LOT 2  
Type of Work: NEW COMMERCIAL  
Occupancy Group: MIXED OCCUPANCY  
Description: NEW CAR SALES BUILDING WITH 4 SERVICE BAYS, 1 WASH BAY, WAITING ROOMS AND OFFICES

***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 7-130.10 - 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.

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.

**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.

Action required: Comment is for informational purposes.

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2. 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.

Action required: Comment is for informational purposes.

3. 2012 IBC 1109.4 – Kitchens and kitchenettes. Where kitchens and kitchenettes are provided in accessible spaces or rooms, they shall be accessible.

ICC A117.1-2009 Section 606.3 Height. The front of lavatories and sinks shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface.

Action required: Revise drawings to show that waiting area sink will be mounted no higher than 34" .

4. Section 918.1 is hereby amended to read as follows: Air admittance valve are only allowed when approved by the Administrative Authority. Vent systems utilizing air admittance valves shall comply with this section. Stack-type air admittance valves shall conform to ASSE 1050. Individual- and branch-type air admittance valves shall conform to ASSE 1051.

Action required: Air admittance valve will not be allowed in this application. Update plumbing design at waiting room sink to provide a loop vent.

5. 2012 IPC 708.3.5 Building drain and building sewer junction. There shall be a cleanout near the junction of the building drain and the building sewer. The cleanout shall be either inside or outside the building wall and shall be brought up to the finished ground level or to the basement floor level. (see code for additional information)

Action required: Provide additional cleanout where sewer pipe leaves the building perimeter.

6. Light pole base detail not found.

Action required: Provide light pole base detail.

7. 2012 IBC 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.

Action required: Provide emergency lighting on exterior side of exit doors.

8. 2011 NEC Article 250.50 Grounding Electrode System. All Grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrodes system. Where none of these grounding electrodes exist, one or more of the grounding electrodes specified in 250(A)(4) through (A)(8) shall be installed and used. (see code section for exception)

Action required: Revise electric service riser diagram to show grounding electrode (complete with size) to concrete encased electrode.

**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

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inch (12.7 mm).

ACTION REQUIRED:(verified at inspection)

Address shall be readable from the roadway

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 two 2A-10BC fire extinguishers to be mounted on a normal path of travel close to an exit.

5. Duct detection

ACTION REQUIRED:Provide remote test stations with audible alarm for the duct detectors.

[M] 907.2.13.1.2 Duct smoke detection.

Duct smoke detectors complying with Section 907.3.1 shall be located as follows:

1. In the main return air and exhaust air plenum of each air-conditioning system having a capacity greater than 2,000 cubic feet per minute (cfm) (0.94 m<sup>3</sup>/s). Such detectors shall be located in a serviceable area downstream of the last duct inlet.

2. At each connection to a vertical duct or riser serving two or more stories from a return air duct or plenum of an air-conditioning system. In Group R-1 and R-2 occupancies, a smoke detector is allowed to be used in each return air riser carrying not more than 5,000 cfm (2.4 m<sup>3</sup>/s) and serving not more than 10 air-inlet openings.

907.3.1 Duct smoke detectors.

Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

6. egress illumination

ACTION REQUIRED: provide emergency lighting for the mezzanine stairway

[B] 1006.3 Emergency power for illumination.

The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.
3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
4. Interior exit discharge elements, as permitted in Section 1027.1, in buildings required to have two or more exits.
5. Exterior landings as required by Section 1008.1.6 for exit discharge doorways in buildings required to have two or more exits.

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance

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with Section 604.

7. Fire hydrant:

ACTION REQUIRED: Provide civil plans showing the location of fire hydrants to the building.

2012IFC 508.5.1 -Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

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