

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

August 04, 2017

SGN+A ARCHITECTS
315 W PONCE DE LEON AVE #755
DECATUR, GA 30030

Permit No: PRCOM20172503
Project Title: MERIDIAN AT VIEW HIGH - APARTMENT #1
Project Address: 205 SW KESSLER DR
Parcel Number:
Location: SEC-03 TWP-47 RNG-32---PT SW 1/4 DAF: BEG W COR SEC-03 TH S 87 DEG 16 MIN 13 SEC E 30' TO TRU POB TH S 03 DEG 19 MIN 37 SEC W 944.21' TH S 86 DEG 40 MIN 24 SEC E 1146.1' TH N 03 DEG 19 MIN 37 SEC E 956.15' TH N 87 DEG 16 MIN 13 SEC W 1146.16' TO TRU POB
Type of Work: NEW MULTI-FAMILY
Occupancy Group: RESIDENTIAL, MULTI-FAMILY
Description: NEW 2 STORY APARTMENT WITH PARKING GARAGES BENEATH

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. For clarity, this report represents the reviews for all of the apartment buildings.

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

Action required: Comment is for informational purposes. We need a breakdown for each structure.

4. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two (2) or more sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects – Board Rules, Division 2030 – Chapter 3, 20 CSR 2030-3.060 Licensees Seal Documents must bear design professionals original seal with signature and date. (relevant portion paraphrased – reference original document for additional information)

Action required: Provide a complete set with original seal/signature/date. All drawings to be sealed including H series.

5. All plans submitted for review on or after January 1, 2014 shall be designed to the requirements of the 2012 International Building Code, 2012 International Mechanical Code, 2012 International Plumbing Code, 2012 International Fuel Gas Code, 2012 International Fire Code, 2011 National Electric Code and the ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Update cover sheet to show use of 2009 ICC/ANSI A117.1 for design/review of accessibility requirements.

6. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Update code analysis to show occupant loads of all structures.

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.

8. 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.

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

Action required: Provide roof and floor truss packages or request deferral.

10. 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" of clearance at latch side of doors serving garages in Buildings 1, 1a, 2, 4, & 7 as well as the restroom door of unit BHC.

11. 2012 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

Action required: Provide complete construction details for U354 at exterior walls. Also provide UL# and complete construction details for corridor wall assemblies.

12. Water meter vaults not found in submittal.

Action required: Provide complete water meter vault construction designs. (vaults required on 3" and larger services)

13. Light pole base designs not found in submittal.

Action required: Provide complete light pole base detail.

14. 2012 IBC 1010.9 – Handrails. Ramps with a rise greater than 6 inches shall have handrails on both sides. Handrails shall comply with Section 1012.

2012 IBC 1009.15 Handrails. Stairways shall have handrails on each side and shall comply with Section 1012. Where glass is used to provide the handrail, the handrail shall also comply with Section 2407. (see code for exceptions)

Action required: Provide handrails on both sides of ramps and stairs. (re: garages under apartments)

15. 2012 IMC 607.4 Access and identification. Fire and smoke dampers shall be provided with an approved means of access, large enough to permit inspection and maintenance of the damper and its operating parts. The access shall not affect the integrity of fire-resistance-rated assemblies. The access openings shall not reduce the fire-resistant rating of the assembly. Access points shall be permanently identified on the exterior by a label having letters not less than 0.5 inch in height reading: FIRE/SMOKE DAMPER, SMOKE DAMPER or FIRE DAMPER. Access doors in ducts shall be tight fitting and suitable for the required duct construction.

Action required: Provide access to fire dampers and label accordingly. Access is to be in ductwork as well as access points through walls where applicable. (see floors and ceilings at corridor air handlers)

16. 2012 IMC 501.3.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances:

(see code for items 1 and 2)

3. For all environmental air exhaust: 3 feet from property lines; 3 feet from operable openings into building for all

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occupancies other than Group U, and 10 feet from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.

(see code for items 4 and 5)

Action required: Modify exhaust air terminations to comply. Multiple locations.

17. 2012 IPC 502.1 General. Water heaters shall be installed in accordance with the manufacturer's installation instructions. Oil-fired water heaters shall conform to the requirements of this code and the International Mechanical Code. Electric water heaters shall conform to the requirements of this code and provisions of NFPA 70. Gas-fired water heaters shall conform to the requirements of the International Fuel Gas Code.

Action required: Provide expansion tanks at water heaters or provide verification that water heaters installed will not require expansion tanks in the manufacturer's written instructions.

18. 2012 IBC 501.2 – Premises identification. New and existing buildings shall have approved numbers or letters. Each character shall not be less than 3 inches high with a minimum stroke width of 0.5 inch. They should be installed on a contrasting background and be plainly legible and visible from the street or road fronting the property. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers and letters shall be Arabic numbers or alphabetical letters. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address numbers shall be maintained. In multi-tenant commercial buildings where tenants have multiple entrances located on different sides of the building, each door shall be addressed. Address characters shall be capable of being illuminated by an internal or external lighting source.

Action required: Submit proposed addressing scenarios for all apartments for approval. The buildings themselves have been assigned addresses by City of Lee's Summit.

19. ICC A117.1-2009 Section 1003.3.2 Turning Space. All rooms served by an accessible route shall provide a turning space complying with Section 304. (see code for exceptions)

Action required: Provide compliant turning space in laundry room of unit AHC.

20. ICC A117.1-2009 Section 1004.11.3.1.2.2.1 Clearance Width. Clearance around the water closet shall be 48 inches minimum in width, measured perpendicular from the side of the clearance that is 16 inches minimum and 18 inches maximum from the water closet centerline.

Action required: Provide 48" clear at wall behind toilets in all type B units. (All units are at least a type B)

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

1. 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 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 systems to be installed.

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2. 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)

Address all apartment buildings with thier numeric address at each entrance into the building. Address shall be readable from the roadway.

3. 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)

Obtain a knox box online at knoxbox.com. the box shall be mounted on exterior of each apartment building above the fire Department Connection. approx 5'-6' off finish grade.

4. 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)(ALL APARTMENT BUILDINGS)

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

5. 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)(ALL APRTMENT BUILDINGS)

Field tests and accepntace testing shall be required prior to the final occupancy inspection. to schedule testing contact the fire department at 816-969-1300.

6. 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)(ALL APARTMENT BUILDINGS)

Mount fire extinguishers according to plans.

7. Stairway labeling:

ACTION REQUIRED:(verified at inspection)(ALL APARTMENT BUILDINGS)

Label each floor level at each stairway landing.

8. civil drawings:

ACTION REQUIRED:(COMPLEX)

Provide civil drawings for the apartment complex showings fire hydrants in conjuction with the FDC's
FDC's shall be located within 100' of a fire hydrant.

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ACTION REQUIRED: (ALL APARTMENT BUILDINGS)

plan sheet E4.01 drawing #3. shows electrical bonding/grounding to the fire line.

No bonding or groning of electrical to a fire line. NFPA 13 10.6.8

10. Locks

ACTION REQUIRED: electronic lock /card reader drop-off (ALL APARTMENT BUILDINGS)

[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.
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.

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