

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

August 04, 2017

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

Permit No: PRCOM20172541
Project Title: MERIDIAN AT VIEW HIGH - MAINTENANCE BUILDING
Project Address: 253 SW KESSLER DR, UNIT;MAINT
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 COMMERCIAL
Occupancy Group: UTILITY, MISCELLANEOUS
Description: MAINTENANCE BUILDING

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 covers all accessory structures including Maintenance Building, Garages, Trash Enclosure, etc.

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 per structure.

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

Action required: Provide roof truss packages or request deferral.

5. 2012 IBC 1210.2.2 – Walls and partitions. Walls and partitions with 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Specify compliant materials at Maintenance Building restroom and mop sink.

6. 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.

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.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

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