

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

August 23, 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 TOWNSHIP 47 RANG 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

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

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.

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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.

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.

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: Window out of room 102 at exterior stair must be tempered if within 60" of steps below. Field verify.

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)

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.

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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.)

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

Action required: Provide roof truss package or request deferral.

10. 2012 IBC 1012.6 – Handrail extensions. Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches beyond the top riser and continuous to slope for the depth of one tread beyond the bottom riser. At ramps where handrails are not continuous between runs, the handrails shall extend horizontally above the landing 12 inches minimum beyond the top and bottom of ramp runs. The extensions of handrails shall be in the same direction of the stair flights at stairways and the ramp runs at ramps. (See code section for possible exceptions.)

Action required: Modify detail 5/A3.0 to demonstrate compliance.

11. Attic access is immediately beneath attic mounted furnace.

Action required: Modify plans.

12. Furnaces are shown in basement and attic. Also, they are shown with 2 different BTU inputs.

Action required: Modify plans to clarify.

13. Rooms 102 & 105 do not have return air.

Action required: Provide return air from rooms 102 & 105.

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.

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Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

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