

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

October 04, 2017

ED MOORE CONSTRUCTION COMPANY, INC.  
413 EAST MAIN ST  
GARDNER, KS 66030

Permit No: PRCOM20173222  
Project Title: COLEMAN EQUIPMENT  
Project Address: 4101 NE LAKEWOOD WAY, LEES SUMMIT, MO 64064  
Parcel Number: 43540012101300000  
Location: SEC-08 TWP-48 RNG-31---PT NE 1/4 SE 1/4 DAF: BEG SE COR LOT 5 LAKEWOOD BUSINESS  
PARK LOTS 1-8 TH S 02 DEG 32 MIN 02 SEC W ALG E LI SEC-08 385.90' TO TRU POB TH N 88  
DEG 07 MIN 12 SEC W 646.73' TH S 02 DEG 32 MIN 02 SEC W 302.32' TO PT ON N LI  
LAKEWOOD WAY TH ALG CURV LF 206' MOL TH S 88 DEG 07 MIN 12 SEC E 439' MOL TH N 21  
DEG 03 MIN 43 SEC E 61' MOL TH ALG E LI SD SEC-08 327' MOL TO TRU POB  
Type of Work: NEW COMMERCIAL  
Occupancy Group: MERCANTILE  
Description: NEW BUILDING FOR SALES OF TRACTOR & EQUIPMENT PARTS INCLUDING MAINTENANCE  
BAYS AND VEHICLE WASH

***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.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Approved**

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. 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.

2. 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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3. Unified Development Ordinance Article 7, Section 7.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section.

4. 2012 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. (see code for design criteria)

Action required: Provide permanent access to roof.

5. Inadequate information as regards mezzanine.

Action required: Provide detailed design information as concerns mezzanine including, but not limited to, construction materials, boundaries, etc. Also, square footage will be added to building area for maximum area calculations, restroom calculations, etc.

6. 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 wall finish at restrooms. If paint is used it must be epoxy based.

7. Verification of soils not provided.

Action required: Provide geotech report to justify design assumption of 2,500 psf soils.

8. Copies of the engineered building package were not provided at the time of permit application.

Action required: Provide engineered building package or request deferral.

9. 2012 IMC 506.3.13.3 Termination location. Exhaust outlets shall be located not less than 10 feet horizontally from parts of the same or contiguous buildings, adjacent buildings and adjacent property lines and shall be located not less than 10 feet above the adjoining grade level. Exhaust outlets shall be located not less than 10 feet horizontally from or not less than 3 feet above air intake openings into any buildings. (see code for exception)

Action required: Specify method and location of exhaust duct termination at EF-1.

10. 2012 IPC 305.4 Freezing. Water, soil, and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be

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installed not less than 6" below the frost line (42" below grade) and not less than 12 inches below grade.

Action required: Specify method for protecting pipes from freezing in water entry/fire riser room.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Rejected**

1. 2012 IFC 407.2- Material Safety Data Sheets. Material Safety Data Sheets (MSDS) for all hazardous materials shall be readily available on the premises.

ACTION REQUIRED:(information purposes)

Building manager/owner shall provide data sheets with information on all solvents, cleaners, oils and or fuels to be utilized in the shop area.

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)

The numeric address shall be readable from the addressed roadway (Lakewood Way)

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:(verified at inspection)

Knox box can be obtained on line at [knoxbox.com](http://knoxbox.com). The knox box shall be mounted on a exterior wall by 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:

Have the fire sprinkler system contractor provide shop drawings for approval of 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)

field tests and acceptance testing will be required prior to the final occupancy inspection. contact the fire department to schedule tests. (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)

provide and install fire extinguishers according to plans.

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7. Civil plans

ACTION REQUIRED: provide civil plans showing the FDC location in comparison to the fire hydrant location. There shall be a fire hydrant within 100' of the FDC.

8. Hazardous Materials

ACTION REQUIRED:

Provide information on the quantities of new oil, waste oil, hydraulic oils and other bulk storage of hazardous materials that will be utilized in the shop.

10. NFPA 704 placarding

ACTION REQUIRED:(verified at inspection)

all storage areas, areas of use and doors leading into these areas shall be labeled with a NFPA 704 hazardous materials placard indicating the hazard ratings of the materials in those areas and building.

11. Duct detection

ACTION REQUIRED:Duct detection required for AHU's producing over 2,000 cfm

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.

12. 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 approval of the fire alarm system to be installed.

13. Door operations

ACTION REQUIRED:No keyed locks on the egress side of an exit.

[B] 1008.1.9 Door operations.

Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

14. Emergency lighting

ACTION REQUIRED:

Plans don't show a lighting plan for the mezzanine,  
provide emergency lighting for the mezzanine and the stairway for the mezzanine.

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