

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

December 07, 2017

CRAIG LUEBBERT - CL ARCHITECTURE  
396 SW WINTERGARDEN  
LEES SUMMIT, MO 64081

Permit No: PRCOM20173864  
Project Title: TPC INTERIORS  
Project Address: 1510 SE KINGSPPOINT DR, LEES SUMMIT, MO 64081  
Parcel Number: 61720125100000000  
Location: NEWBERRY LANDINGS FIRST PLAT---LOT 298  
Type of Work: NEW SHELL BUILDING  
Occupancy Group:  
Description: SHELL BUILDING FOR FUTURE OFFICE/WAREHOUSE

***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**

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

Action required: Comment is for informational purposes.

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

Action required: Provide engineered building package or request deferral.

5. 2012 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf.

6. 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.

7. Code analysis on cover sheet describes building as non-sprinklered but utility plans show fire suppression piping.

Action required: Clarify.

**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:(informational purposes)

Have the fire alarm system contractor provide shop drawings for approval of the fire detection system to be installed.

3206.5 Fire detection.

Where fire detection is required by Table 3206.2, an approved automatic fire detection system shall be installed throughout the high-piled storage area. The system shall be monitored and be in accordance with Section 907.

Non sprinklered buildings:

Refer to table 3206.2 Class 1 commodity 12,000 option 2

3206.7 Smoke and heat removal.

Where smoke and heat removal are required by Table 3206.2, smoke and heat vents shall be provided in accordance with

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Section 910. Where draft curtains are required by Table 3206.2, they shall be provided in accordance with Section 910.3.5.

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 shall be readable from the roadway (Kingpoint Dr)

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)

Knox box can be obtained online at [knoxbox.com](http://knoxbox.com)

knox box to be mounted by the main entrance with the top of the box approx. 5'-6' off finish grade.

4. 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)

Acceptance testing of the fire detection system shall be required prior to the final occupancy inspection. Contact the fire department to schedule testing. 816-969-1300.

5. 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 2A-10BC fire extinguisher for every 3,000 sq ft. mount the extinguishers so there is a maximum travel distance of 75' to an extinguisher

6. Aisles / pile dimension / height

ACTION REQUIRED:(information purposes)

3206.9 Aisles.

Aisles providing access to exits and fire department access doors shall be provided in high-piled storage areas exceeding 500 square feet (46 m<sup>2</sup>), in accordance with Sections 3206.9.1 through 3206.9.3. Aisles separating storage piles or racks shall comply with NFPA 13. Aisles shall also comply with Chapter 10.

3206.9.1.2 Nonsprinklered buildings.

Aisles in nonsprinklered buildings shall be a minimum of 96 inches (2438 mm) wide.

3207.3 Pile dimension and height limitations.

Pile dimensions, the maximum permissible storage height and pile volume shall be in accordance with Table 3206.2.

7. Access doors

ACTION REQUIRED:Additional door required on the west side of the building

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**CODES ADMINISTRATION****3206.6.1 Access doors.**

Where building access is required by Table 3206.2, fire department access doors shall be provided in accordance with this section. Access doors shall be accessible without the use of a ladder.

**3206.6.1.1 Number of doors required.**

A minimum of one access door shall be provided in each 100 lineal feet (30 480 mm), or fraction thereof, of the exterior walls that face required fire apparatus access roads. The required access doors shall be distributed such that the lineal distance between adjacent access doors does not exceed 100 feet (30 480 mm).

**3206.6.1.2 Door size and type.**

Access doors shall not be less than 3 feet (914 mm) in width and 6 feet 8 inches (2032 mm) in height. Roll-up doors shall not be used unless approved.

**3206.6.1.3 Locking devices.**

Only approved locking devices shall be used.

**8. 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.

**[B] 1008.1.9.1 Hardware.**

Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate.

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