

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

December 22, 2017

NOLTE & ASSOCIATES
9400 REEDS RD
OVERLAND PARK, KS 66207

Permit No: PRCOM20173849
Project Title: TAILOR MADE LANDING
Project Address: 1610 SE HAMBLEND RD, LEES SUMMIT, MO 64081
Parcel Number: 61800016400000000
Location / Legal: WILLIAMS CROSSING LOT 2
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: MIXED OCCUPANCY
Description: CONVERT BARN TO OFFICE/WAREHOUSE AND ADDITIONAL FUTURE TENANT SPACE

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

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 approval of the fire alarm system to be installed.

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 (Hamblin Rd)

CODES ADMINISTRATION

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 shall be mounted above the FDC approx. 5'-6' off finish grade.

knox box can be obtain online at knoxbox.com

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)

Have the fire sprinkler contractor provideshop 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)

Field tests and acceptance testing will be required for the fire alarm and sprinkler systems prior to the final occupancy onspction. Contact the fire department to shedule testing. 816-969-1300.

7. Fire hydrant / fire department connection

ACTION REQUIRED:

Provide a civil plan showing the location of a fire hydrant in proximity to the FDC.

903.3.7 Fire department connections.

The location of fire department connections shall be approved by the fire code official. connections shall be a 4" storz type fitting and ,oacated within 100 feet of a fire hydrant

8. warehouse storage

ACTION REQUIRED:

provide information about the type of commodity to be stored in the warehouse areas 116,117,118 and the type of storage, pallets, racks, piled, stacked?

Quantities of the commodity.

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.

12/22/17 - acknowledged in letter

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.

12/22/17 - acknowledged in letter

CODES ADMINISTRATION

6. 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: Modify design to provide minimum 18" clearance at latch side of doors 115, 102, 108A, & 122.

12/22/17 - Reconfiguration of room 122 is now noncompliant in that the minimum 60" clearance behind water closet is not provided. (ICC A117.1-2009 604.3.1 – Clearance width. Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.)

7. 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 reflect correct maximum square footage which is 17,500.

12/22/17 - Clarify - letter provided states IIB construction while code analysis shows VB. Update maximum s.f. numbers accordingly.

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

Action required: Provide means of heat in room 103 to prevent water pipes from freezing.

12/22/17 - Clarify how this room is to be heated. Nothing seems to have changed other than the designation.

15. 2012 IBC 602.2 – Types I and II. Types I and II construction are those types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.

Actions required:

- Remove references to wood framing on details on sheet A400.
- Provide verification that existing structure qualifies as Type IIB.
- Modify column design at 3/A101 as wood is not allowed.

(note: You do, of course, have the option to change the code analysis to VB if you want)

12/22/17 - This comment is left in place awaiting clarification per previous code analysis comment.

16. Incomplete information to complete review.

Action required: Specify all wall construction.

12/22/17 - This comment is left in place awaiting clarification per previous code analysis comment.

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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.

12/22/17 - acknowledged in letter

CODES ADMINISTRATION

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