

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

January 23, 2018

MANTEL TETER ARCHITECTS, INC  
929 WALNUT ST, SUITE 5104  
KANSAS CITY, MO 64106

Permit No: PRCOM20180098  
Project Title: FOOD PANTRY BUILDING FOR ABUNDANT LIFE CHURCH  
Project Address: 1300 SW JEFFERSON ST, LEES SUMMIT, MO 64081  
Parcel Number: 61440092600000000  
Location / Legal CLEARVIEW ACRES RES LOT 6  
Description:  
Type of Work: NEW COMMERCIAL  
Occupancy Group:  
Description: FOOD PANTRY BUILDING FOR ABUNDANT LIFE CHURCH

***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. (license for Pearce has expired)

**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 1109.5.1 – Minimum number. No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons. (See code section for possible exceptions.)

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Action required: Single bowl drinking fountains are allowed only if they satisfy requirements for ambulatory and non-ambulatory persons. To be field verified.

3. 2012 IMC 501.2 Independent system required. Single or combined mechanical exhaust systems shall be independent of all other exhaust systems. (see code for specific requirements)

Action required: Restroom exhaust fans share a common duct therefore must be protected by backdraft dampers.

4. 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: Modify drawings to show that all receptacles in unfinished areas are GFCI protected.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Rejected**

1. 2012IFC 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.

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 a minimum of two 2A-10BC fire extinguishers. Extinguishers to mounted close to an exit on a normal path of travel.

3. Codes

ACTION REQUIRED:

Provide a code summary for the project to include the 2012 Edition of the International Fire Code.

4. Door operation

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

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.

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5. Duct detection

**ACTION REQUIRED:**

Duct detection is required due to the CFM of the AHU.

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.

**Exceptions:**

1. The supervisory signal at a constantly attended location is not required where duct smoke detectors activate the building's alarm notification appliances.
2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

6. Occupant load:

**ACTION REQUIRED:**

Provide information as whether the public will have access to the building. If so what portion of the building will they be allowed into.

Provide an occupant load for the building.

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