

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

February 23, 2018

SCHARHAG ARCHITECTS  
310 ARMOR RD, #22  
NORTH KANSAS CITY, MO 64116

Permit No: PRCOM20180366  
Project Title: PROGRESSIVE INSURANCE - TENANT EXPANSION  
Project Address: 400 SW LONGVIEW BLVD, Unit:125, LEES SUMMIT, MO 64081  
Parcel Number: 62420150101000000  
Location / Legal Description: TOWER PARK COMMERCIAL-PHASE 2---PT LOT 3 DAF: BEG NW COR SD LOT TH N 47 DEG 47 MIN 39 SEC 21.38' TH NELY ALG CURV LF RAD 340' DIST 191.77' TH N 58 DEG 46 MIN 33 SEC E 74.75' TH S 76 DEG 13 MIN 27 SEC E 63.64' TH S 31 DEG 13 MIN 27 SEC E 185.25' TH S 58 DEG 46 MIN 33 SEC W 157' MOL TH N 63 DEG 48 MIN 07 SEC W 146' MOL TH N 86 DEG 44 MIN 52 SEC W 172.98' TH N 03 DEG 15 MIN 08 SEC E 97.29' TO POB  
Type of Work: CHANGE OF TENANT  
Occupancy Group:  
Description: EXPANSION OF EXISTING TENANT INTO ADJACENT 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

**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.

Action required: MEP subcontractors are required to be listed on permit. Provide company name of licensed Electrical Contractor.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. 2012 IBC 501.2 – Premises identification. New and existing buildings shall have approved numbers or letters. Each character shall not be less than 3 inches high with a minimum stroke width of 0.5 inch. They should be installed on a contrasting background and be plainly legible and visible from the street or road fronting the property. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers and letters shall be Arabic numbers or alphabetical letters. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address numbers shall be maintained. In multi-tenant commercial buildings where tenants have

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multiple entrances located on different sides of the building, each door shall be addressed. Address characters shall be capable of being illuminated by an internal or external lighting source.

Action required: The correct address for this suite 400 SW Longview Blvd. (Not Road). Please update your files/records.

2. 2012 IBC 1103.1 (Accessibility) Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

Action required: Provide verification that new space is accessible or that no services will be offered in upper space that is not offered in lower.

3. 2012 IBC 1013.2 - Where required. Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, stairs, ramps and landings that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8. Guards are required at retaining walls over 30" above grade when walking surfaces are within ten (10) feet of the high side of the retaining wall. (As amended by the City of Lee's Summit. See code section for possible exceptions.)

Action required: If new stair exceeds 30" high, guards will be required. (dimension not provided and detail scales to 30") To be field verified.

4. 2012 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide verification that wall being cut into is not load bearing. If load bearing provide size/method of headering off the new opening.

**Fire Plan Review****Reviewed By: Joe Dir****Approved with Conditions**

2. 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)

Fire sprinkler system may require modification due to wall and ceiling changes. Have the fire sprinkler system contractor provide shop drawings of any modification to be done to the fire sprinkler system.

3. 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)

All doors leading into the suite from the corridor need to be addressed with the same suite designation.

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

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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)

Any fire alarm system devices that are disconnected, relocated or installed new will require an acceptance test prior to the final occupancy inspection. contact the fire department to schedule testing.(816)969-1300.

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