

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

February 28, 2018

QUALITY STRUCTURES INC
167 HWY 59
RICHMOND, KS 66080

Permit No: PRCOM20180429
Project Title: ALDERSGATE CHURCH STORAGE SHED
Project Address: 350 SW M 150 HWY, LEES SUMMIT, MO 64082
Parcel Number: 70400040700000000
Location / Legal: ALDERSGATE METHODIST CHURCH RESURVEY OF LOT 1---LOT 1A (EX PT IN RD)
Description:
Type of Work: NEW OTHER (COMMERCIAL)
Occupancy Group:
Description: STORAGE SHED 24 X 30

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

Action required: Comment is for informational purposes.

3. Inadequate information to complete review.

Provide the following:

- Describe intended use.
- Provide information as to what will be stored.
- Provide mechanical, electrical, and plumbing designs if applicable. (sub contractors must be listed on permit if applicable)
- Specify minimum footing/pier depths.

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4. 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.

5. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two (2) or more sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

Action required: Truss component drawing is 7 years old. Provide current design seal/signature.

6. 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: Provide detailed code analysis. Include impacts of IBC Tables 503, 601, & 602 as concerns maximum heights/areas and fire resistance ratings.

7. 2012 IBC 1008.1.6 - Landings at doors. Landings shall have a width not less than the width of the stairway or the door, whichever is greater. Doors in the fully open position shall not reduce a required dimension by more than 7 inches. When a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches. Exception: Landing length in the direction of travel in Groups R-3 and U and within individual units of Group R-2 need not exceed 36 inches.

Action required: Provide landing at man door.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. location of bldg

ACTION REQUIRED:

Provide drawings indicating the location of the bldg on the lot and in correlation to church bldg.

2. bldg utilization

ACTION REQUIRED: provide information as to what will be stored in the bldg, flammable liquids, corrosives, hazardous materials, ????

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