

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

March 16, 2018

RAU CONSTRUCTION COMPANY
9101 W 110TH ST STE 150
OVERLAND PARK, KS 66210

Permit No: PRCOM20180598
Project Title: LONGVIEW MANSION RENOVATION
Project Address: 1200 SW LONGVIEW PARK DR, LEES SUMMIT, MO 64081
Parcel Number: 63600041000000000
Location / Legal Description: NEW LONGVIEW MANSION LOTS 1 & 2---ALL TH PT LOT 1 DAF: BEG AT SE COR SD LOT 1 TH N
ALG E LI SD LOT 1 896' MOL TH NW 170' MOL TH S 34 DEG 05 MIN 56 SEC W 246.92' TH S 0
DEG 35 MIN 45 SEC W 246.69' TH N 86 DEG 45 MIN 08 SEC W 288.48' TO PT O W LI SD LOT 1
TH S 17 DEG 13 MIN 45 SEC W 209.97' TH S 86 DEG 45 MIN 08 SEC E 343.94' TH SLY 308' MOL
TO S LI SD LOT 1 TH E ALG SD S LI LOT 1, 271' MOL TO SE COR & POB
Type of Work: ALTERATION COMMERCIAL
Occupancy Group:
Description: INTERIOR ALTERATIONS

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. 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.

2. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is for informational purposes.

3. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

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Action required: Comment is for informational purposes.

4. 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.

5. 2012 IBC 1010.9 – Handrails. Ramps with a rise greater than 6 inches shall have handrails on both sides. Handrails shall comply with Section 1012.

Action required: Handrails required on both sides of ramps.

6. 2012 IMC 506.4.2 Type II terminations. Exhaust outlets serving Type II hoods shall terminate in accordance with the hood manufacturer's installation instructions and shall comply with all of the following:

1. Exhaust outlets shall terminate not less than 3 feet (914 mm) in any direction from openings into the building.
2. Outlets shall terminate not less than 10 feet (3048 mm) from property lines or buildings on the same lot.
3. Outlets shall terminate not less than 10 feet (3048 mm) above grade.
4. Outlets that terminate above a roof shall terminate not less than 30 inches (762 mm) above the roof surface.
5. Outlets shall terminate not less than 30 inches (762 mm) from exterior vertical walls
6. Outlets shall be protected against local weather conditions.
7. Outlets shall not be directed onto walkways.
8. Outlets shall meet the provisions for exterior wall opening protectives in accordance with the International Building Code.

Action required: Modify design to show compliance at dishwasher hood exhaust termination.

7. 2012 IFGC 304 General. Air for combustion, ventilation and dilution of flue gases for appliances installed in buildings shall be provided by application of one of the methods prescribed in Sections 304.5 through 304.9. Where the requirements of Section 304.5 are not met, outdoor air shall be introduced in accordance with one of the methods prescribed in Sections 304.6 through 304.9. Direct-vent appliances, gas appliances of other than natural draft design and vented gas appliances other than Category I shall be provided with combustion, ventilation and dilution air in accordance with the appliance manufacturer's instructions. (see code for exception)

2012 IFGC 501.2 General. Every appliance shall discharge the products of combustion to the outdoors, except for appliances exempted by Section 501.8.

Action required: Update design to show both combustion air locations/methods and exhaust locations/methods for all new or replaced furnaces and water heaters.

8. Plumbing design is not clear as to what fixtures are new versus existing.

Action required: Clarify which plumbing fixtures are existing/new/replaced.

9. 2012 IPC 605.4 Water distribution pipe. Water distribution pipe shall conform to NSF 61 and shall conform to one of the standards listed in Table 605.4. Hot water distribution pipe and tubing shall have a pressure rating of not less than 100 psi at 180degF.

2012 IPC 702.1 Above-ground sanitary drainage and vent pipe. Above-ground soil, waste and vent pipe shall conform to one of the standards listed in Table 702.1

2012 IPC 702.2 Underground building sanitary drainage and vent pipe. Underground building sanitary drainage and vent pipe shall conform to one of the standards listed in Table 702.2.

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Action required: Provide pipe material schedule to demonstrate compliance.

10. 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 kitchen will be GFCI protected.

11. Electrical design incomplete.

Actions required:

- Provide electrical specification to cover all materials and devices.
- Provide details of the light poles and fixtures to be installed. Lighting must comply with the parking lot lighting requirements as outlined in Section 7.250 of the UDO.

12. Unified Development Ordinance Article 7, Section 7.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section.

13. Unified Development Ordinance Article 7, Section 7.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. 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)

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If not existing the numeric address needs to be posted and readable from the roadway either on a monument or on the Mansion.

2. Exit/Emergency lights

ACTION REQUIRED:(verified at inspection)

All exit signage will need to illuminate on AC and DC current. All emergency lighting will need to illuminate on DC power.

3. fire extinguishers

ACTION REQUIRED:(verified at inspection)

All fire extinguishers need to be properly mounted and current with service inspections and maintenance. A current service tag shall be posted on a fire extinguishers.

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