

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

May 21, 2018

LUXE ARCHITECTS
10528 CHEROKEE LN
LEAWOOD, KS 66210

Permit No: PRCOM20181521
Project Title: SUMMIT FAIR WHITE BOXES
Project Address: 695 NW BLUE PKWY, LEES SUMMIT, MO 64086
Parcel Number: 51700040900000000
Location / Legal: SUMMIT FAIR 3RD PLAT LOTS 15-27 & TRACTS F-I---LOT 17
Description:
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: UNCLASSIFIED
Description: DEMISING WALL FOR WHITE BOX FINISHES INCLUDING ADDING RESTROOM TO CENTER 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 7-130.10 - 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.

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.

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.

CODES ADMINISTRATION

2. 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 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: Incorrect address listed on drawings. Also, this building has been assigned 3 address which, from south to north, are 691, 695, & 699. If it is your intent to split unit 699, it is our practice to assign numbers whenever possible which in this case would make the new suites 697 & 699.

3. 2012 IBC 1005.7 Encroachment. Encroachments into the required means of egress width shall be in accordance with the provisions of this section.

1005.7.1 Doors. Doors, when fully opened, shall not reduce the required width by more than 7 inches. Doors in any position shall not reduce the required width by more than one-half.

Action required: Revise drawings to show that closet door on south of tenant space will not obstruct egress to rear door.

4. Not enough information to complete review.

Actions required: Provide pipe material schedule and electrical specifications that include wire types, insulation, conduit, etc.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

2. 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)

Both suites are required to have fire alarm notification devices present. If not existing, fire alarm notification devices shall be installed. Have the Fire alarm system contractor provide shop drawings of any modifications to be done to the fire alarm 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)

Front and rear doors of each suite shall have the address posted. Addresses shall be readable from the roadway.

CODES ADMINISTRATION

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:

Have the fire sprinkler system contractor provide shop drawings of any modifications to be done to the fire sprinkler system.

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)

Acceptance testing will be required for any alarm system devices that are disconnected, relocated or new installation.

Contact the fire department to schedule testing.(816)969-1300

6. 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 one 2A-10BC fire extinguisher for each suite. Extinguishers are to be mounted on a normal path of travel close to an exit.

7. duct detection

ACTION REQUIRED:

Duct detection providing more than 2,000 cfm shall have smoke detectors installed in the duct work and monitored by the buildings fire alarm system.

[M] 907.2.13.1.2 Duct smoke detection. Duct smoke detectors complying with Section 907.3.1 shall be located as follows:

1. In the main return air and exhaust air plenum of each air-conditioning system having a capacity greater than 2,000 cubic feet per minute (cfm) (0.94 m³/s). Such detectors shall be located in a serviceable area downstream of the last duct inlet.

2. At each connection to a vertical duct or riser serving two or more stories from a return air duct or plenum of an air-conditioning system.

In Group R-1 and R-2 occupancies, a smoke detector is allowed to be used in each return air riser carrying not more than 5,000 cfm (2.4 m³/s) and serving not more than 10 air-inlet openings.

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

CODES ADMINISTRATION

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.

8. Door operations

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

B] 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.

9. Egress path obstructed

ACTION REQUIRED: Change the swing of a closet door in suite B in the area of the rear exit

B] 1005.7 Encroachment. Encroachments into the required means of egress width shall be in accordance with the provisions of this section.

B] 1005.7.1 Doors. Doors, when fully opened, shall not reduce the required width by more than 7 inches (178 mm). Doors in any position shall not reduce the required width by more than one-half.

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