

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

August 01, 2018

WSKF ARCHITECTS INC  
110 ARMOUR ROAD  
N KANSAS CITY, MO 64116-

Permit No: PRCOM20182387  
Project Title: FIRE STATION #3  
Project Address: 300 NW PRYOR RD, LEES SUMMIT, MO 64081  
Parcel Number: 62240990100000000  
Location / Legal: SEC-02 TWP-47 RNG-32 BEG NE COR SE 1/4 OF SEC 2-44-32 TH W 1873.43' TH S 29 DEG W  
Description: 965.17' TH S 3 DEG W 470' TH E 2305.05' TH N 1295' TO POB  
Type of Work: NEW COMMERCIAL  
Occupancy Group: MIXED OCCUPANCY  
Description: NEW FIRE STATION

***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. 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.

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2. 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.

3. 2012 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

4. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide roof truss packages or request deferral.

5. 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.

6. Water meter information not provided.

Action required: Provide water meter size and location.

7. Sand/oil separator information not provided.

Action required: Provide sand/oil separator specifications.

8. Inadequate information on civil set utility plan.

Action required: Specify materials for all sections of waste and water piping.

9. 2012 IPC 708.3.2 Building sewers. Building sewers shall be provided with cleanouts located not more than 100 feet apart measured from the upstream entrance of the cleanout. For building sewers 8 inches and larger, manholes shall be provided and located not more than 200 feet from the junction of the building drain and building sewer, at each change in direction and at intervals of not more than 400 feet apart. Manholes and manhole covers shall be of an approved type.

Action required: Additional cleanouts required at waste piping. Required at exit from building at every 100'.

10. 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.

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11. ICC A117.1-2009 Section 404.2.3.2 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Modify design to provide minimum 18" clearance at latch side of door in Tlt 4 Room #156.

12. 2012 IBC 1210.3.2 – Urinal partitions. Each urinal utilized by the public or employees shall occupy a separate area with walls or partitions to provide privacy. The walls or partitions shall begin at a height not more than 12 inches from and extend not less than 60 inches above the finished floor surface. The walls or partitions shall extend from the wall surface at each side of the urinal not less than 18 inches or to a point not less than 6 inches beyond the outermost front lip of the urinal measured from the finished backwall surface, whichever is greater. (See code section for possible exceptions.)

Action required: Provide partitions at urinals. Modify designs at, but not limited to, Toilet Rooms #156 & #122.

13. ICC A117.1-2009 604.3.1 – Clearance width. Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.

Action required: Modify designs for compliance at, but not limited to, Toilet Rooms #156 & #122.

14. 2012 IBC 1107.6.2.2 Group R-2 other than apartment houses, monasteries, and convents. In Group R-2 occupancies, other than apartment houses, monasteries and convents, Accessible units and Type B units shall be provided in accordance with Sections 1107.6.2.2.1 and 1107.6.2.2.2.

Actions required:

- Provide at least one (1) accessible sleeping unit.
- Modify design to show how all other sleeping units will comply as Type B units.

15. ICC A117.1-2009 Section 1004.11.1 Grab Bar and Shower Seat Reinforcement. Reinforcement shall be provided for the future installation of grab bars and shower seats at water closets, bathtubs, and shower compartments. Where walls are located to permit the installation of grab bars and seats complying with Section 604.5 at water closets; grab bars complying with Section 607.4 at bathtubs; and for grab bars and shower seats complying with Sections, 608.3, 608.2.1.3, 608.2.2.3 and 608.2.3.2 at shower compartments; reinforcement shall be provided for the future installation of grab bars and seats complying with those requirements.  
(see code for additional exceptions)

Action required: Provide reinforcement at potential grab bar locations.

16. ICC A117.1-2009 Section 1004.11.3.1.2.2.1 Clearance Width. Clearance around the water closet shall be 48 inches minimum in width, measured perpendicular from the side of the clearance that is 16 inches minimum and 18 inches maximum from the water closet centerline.

Action required: Provide minimum 48" clearance at, but not limited to, water closets in toilet rooms #135 & #136.

17. 2012 IBC 1209.2 – Attic spaces. An opening not less than 20 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches. Clear headroom of not less than 30 inches shall be provided in the attic space at or above the access opening.

Action required: Provide access to attic areas.

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18. 2012 IMC 505.2 Makeup air required. Exhaust hood systems capable of exhausting in excess of 400 cfm shall be provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.

Action required: Provide makeup air to accommodate air lost from kitchen hood.

19. 2012 IPC 604.9 Water hammer. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are utilized. Water-hammer arrestors shall be installed in accordance with the manufacturer's instructions. Water-hammer arrestors shall conform to ASSE 1010.

Action required: Air chambers not allowed. Specify compliant water hammer arrestors.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Rejected**

1. 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)

Have the fire alarm system contractor provide shop drawings of the fire alarm system to be installed.

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)

Have the fire sprinkler system contractor provide shop drawings of the fire sprinkler system to be installed.

3. 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 there to 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)

Field tests and acceptance testing of the fire sprinkler, fire alarm, CO monitoring and kitchen hood systems will be required prior to the final occupancy inspection. Contact the Fire Department to schedule testing.

4. Door swing

ACTION REQUIRED:

Corridor doors 127A and 115 are marked as egress doors.

[B] 1008.1.2 Door swing. Egress doors shall be of the pivoted or side-hinged swinging type. Doors shall swing in the direction of egress travel

where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy

5. Encroachment (doors) Storage closet 105 doors

ACTION REQUIRED:

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Storage Closet 105 doors obstruct the egress path.

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

**6. Access controlled doors**

**ACTION REQUIRED:**

Access controlled doors shall drop off upon fire alarm activation.

[B] 1008.1.9.8 Access-controlled egress doors. The entrance doors in a means of egress in buildings with an occupancy in Groups A, B, E, I-2, M, R-1 or R-2, and entrance doors to tenant spaces in occupancies in Groups A, B, E, I-2, M, R-1 or R-2, are permitted to be equipped with an approved entrance and egress access control system, listed in accordance with UL 294, which shall be installed in accordance with all of the following criteria:

1. A sensor shall be provided on the egress side arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor.
2. Loss of power to that part of the access control system which locks the doors shall automatically unlock the doors.
3. The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016 mm to 1219 mm) vertically above the floor and within 5 feet (1524 mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated, the manual unlocking device shall result in direct interruption of power to the lock—independent of the access control system electronics—and the doors shall remain unlocked for a minimum of 30 seconds.
4. Activation of the building fire alarm system, if provided, shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset.
5. Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset.
6. Entrance doors in buildings with an occupancy in Group A, B, E or M shall not be secured from the egress side during periods that the building is open to the general public

**7. Emergency Illumination required for exterior stairs**

**ACTION REQUIRED:**

[B] 1006.1 Illumination required. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

[B] 1006.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

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1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.
3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.

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