

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

August 22, 2018

CL ARCHITECTURE (CRAIG LUEBBERT)
396 SW WINTERGARDEN
LEES SUMMIT, MO 64081

Permit No: PRCOM20182771
Project Title: MAR BUILDING SOLUTIONS
Project Address: 1445 SE BROADWAY DR, LEES SUMMIT, MO 64081
Parcel Number: 61720125400000000
Location / Legal: NEWBERRY LANDINGS FIRST PLAT---LOT 295
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: NEW OFFICE/WAREHOUSE

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. Only 1 copy of the engineered building package was provided at the time of permit application.

Action required: Provide an additional set of engineered building drawings.

3. 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: Updated code analysis to reflect correct version of ICC/ANSI A117.1 which is 2009.

4. 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.

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Action required: Update restroom layouts to comply.

5. 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 warehouse area will be GFCI protected.

6. 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.

7. 2012 IBC 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 illuminate all of the following areas:

1. Aisles and unenclosed egress stairways in rooms and spaces that required 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.
4. Interior exit discharge elements, as permitted in Section 1027.1, in buildings required to have two or more exits.
5. Exterior landings as required by Section 1008.1.6 for exit discharge doorways in buildings required to have two or more exits. The emergency power system shall provide power for duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.

Action required: Provide emergency lighting at exterior side of exit doors.

8. 2012 IBC 1809.5 Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.

(see code section for exceptions)

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

Action required: Modify design to show that bottom of all exterior footings will be minimum 36" deep.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

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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:

Fire alarm system installation may be an option if a fire sprinkler system is not installed. Refer to IFC 2012 Table 3206.2 for general fire protection and life safety requirements for high piled storage of a class 1 commodity, also reference IFC 2012 sections 3207 and 3208

2. 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:(Veriifed at inspection)

Address shall be readable from the addressed roadway (Broadway)

3. 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:

Fire Sprinkler system installation may be a fire protection option. Refer to IFC 2012 Table 3206.2 for general fire protection and life safety requirements for high piled storage of a class 1 commodity, also reference IFC 2012 sections 3207 and 3208

4. 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 three 2A-10BC fire extinguishers. The extinguishers are to mounted on a wall close to an exit.

5. Commodity classification

ACRTION REQUIRED:

Provide information as what type of non combustibles will be stored. Reference IFC 2012 Sections 3203.1 - 3203.5

6. Storage in warehouse

ACTION REQUIRED:

Provide a floor plan showing the type of storage to be utilized, Racks, high piled storage, pallets. Plan should include height /width of storage, isle widths, egress paths through stroage.

7. Egress Illumination

ACTION REQUIRED:

Include emergency illumination on the exterior of each exit

[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.

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8. AHU duct detection

ACTION REQUIRED:

All AHU producing more than 2,000 CFM will require duct detection installed and comply with IFC 2012 sections 907.2.13.1.2 and 907.3.1

9. Door operation hardware

ACTION REQUIRED: No keyed locks on the egress side of an exit. Provide a door hardware schedule

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