

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

October 17, 2018

ROSE DESIGN BUILD - CHRIS BELL  
15311 WEST 109TH ST  
LENEXA, KS 66219-

Permit No: PRCOM20183519  
Project Title: GOODVETS TENANT FINISH  
Project Address: 450 SW LONGVIEW BLVD  
Parcel Number: 62420970100000000  
Location / Legal: TOWER PARK COMMERCIAL PHASE 2 LOTS 5-7 & TRS A & B---LOT 7  
Description:  
Type of Work: NEW TENANT FINISH  
Occupancy Group: BUSINESS  
Description: TENANT FINISH FOR ANIMAL HOSPITAL WITH GROOMING AND BOARDING

***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. This tenant improvement project is directly tied to the original shell building project. No occupancy shall be granted until the shell building permit has been completed.

Action required: Comment is for informational purposes.

**CODES ADMINISTRATION**

2. 2012 IPC 403.1 – Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

Action required: Provide drinking fountain or approved alternate.

3. 2012 IPC 403.2 Separate Facilities. (As amended by Lee's Summit Code of Ordinances Section 7-405) Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 25 or fewer.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.

Action required: Provide additional restroom and shower such that both genders are served in separate facilities. (building/plumbing code does not allow for unisex in this situation)

4. 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: Provide minimum 18" clearance at latch side of doors. Multiple locations. (This rule applies to all doors except where exempted by IBC 1103.2.3 - i.e. including employee work areas)

5. Missing wall construction information.

Action required: Specify wall type 'X'. (probably supposed to be 'E'?)

6. 2012 IBC 1103.1 (Accessibility) Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

Action required: Specify compliant hardware for door #19 into Laundry Room #27. (must be accessible in open and closed positions)

7. 2012 IBC 1210.2.2 – Walls and partitions. Walls and partitions with 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Specify compliant wall finish material at mop sink in Janitor room #20. (If paint it must be epoxy based)

8. 2012 IBC 1109.12.3 – Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required: Specify maximum height (36") of accessible portion of point of sales/service counters.

9. 2012 IBC 1109.4 – Kitchens and kitchenettes. Where kitchens and kitchenettes are provided in accessible spaces or rooms, they shall be accessible.

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**CODES ADMINISTRATION**

Action required: Specify maximum height (34") of break room counter and sink.

10. Tenant finish plan does not match shell design.

Action required: Coordinate and resolve conflict between shell and tenant designs in regards to location of rooftop HVAC equipment.

11. 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)

Action required: Provide complete design for combustion air at water heater.

12. 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 within 6' of a sink will be GFCI protected.

Action required: Modify design to show that receptacle near grooming sink in Bathing Room #31 will be GFCI protected.

**Fire Plan Review****Reviewed By: Joe Dir****Rejected**

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.

ACTION REQUIRED:(verified at inspection)

Address shall be readable from the roadway (Longview Rd)

2. 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 on two 2A-10BC fire extinguishers. Extinguishers are to be mounted on walls or in cabinets on normal paths of travel close to exits

3. Occupant load

ACTION REQUIRED: Plan sheet CS needs to include the omitted areas in the occupant load numbers. Animals don't come and go from these areas by themselves.

4. Egress

ACTION REQUIRED: Plan sheet A1.O, Doors 20,21,22 obstruct egress path.

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**CODES ADMINISTRATION**

[B] 1003.3.4 Clear width. Protruding objects shall not reduce the minimum clear width of accessible routes.

[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.

**5. Door operation**

**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.

**6. AHU Duct detection**

**ACTION REQUIRED:** Provide remote test/alarm stations for the AHU duct detection

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.

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.

**7. Medical gases**

**ACTION REQUIRED:** Provide information about if there will be any other medical gases utilized and cylinders stored other than oxygen?

**8. 1hr separation required**

**ACTION REQUIRED:** A med gas room is required for the storage and distribution of the oxygen and or other medical gases. the room shall meet the requirements listed in IFC 2012 sec.5306.2.2

**9. piping systems**

**ACTION REQUIRED:** the piping system for the medical gases shall be labeled according to IFC 2012 sec 5303.4.3

**10. NFPA placards**

**ACTION REQUIRED:** On the exterior of the building and any room storing or containing hazardous materials (med gases) shall be have a NFPA 704 placard posted with the MSDS hazard rating of the material on the placard.

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