

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

November 02, 2018

DAVIDSON ARCHITECTURE & ENGINEERING
4301 INDIAN CREEK PKWY
OVERLAND PARK, KS 66207

Permit No: PRCOM20183710
Project Title: INTERNATIONAL BUILDERS AND CONSULTANTS, INC (IBC)
Project Address: 2320 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
Parcel Number: 52240030700000000
Location / Legal: LAKEWOOD BUSINESS CENTER ON I-470 LOTS 45B5, 45B6 & 45B7 LOT 45B7
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, LOW HAZARD
Description: NEW OFFICE/WAREHOUSE WITH MEZZANINE

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. 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)

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

4. Design for retaining wall not found in submittal.

Action required: Provide retaining wall design or request deferral.

5. 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.

6. 2012 IBC 1014.3 – Common path of egress travel. The common path of egress travel shall not exceed the common path of egress travel distances in Table 1014.3.

Actions required (2):

- Modify mezzanine plan to show common path measurement at right angles. (will be compliant as 100' will be allowed)
- Modify design where common path of travel is exceeded from Gym/Office 109 and Jeff's Office 117.

7. ICC A117.1-2009 Section 307.4 Vertical Clearance. Vertical clearance shall be 80 inches minimum. Rails or other barriers shall be provided where the vertical clearance is less than 80 inches. The leading edge of such rails or barrier shall be located 27 inches maximum above the floor.

Action required: Provide blocking, guards, or other approved method to comply at area under stairs.

8. Copies of the pre-engineered metal building package were not provided at the time of permit application.

Action required: Provide metal building package or request deferral.

9. ICC A117.1-2009 Section 902.4 Height. The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum in height above the floor.

Action required: Provide accessible portions of dining surfaces in break rooms.

10. 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 materials at mop sink.

11. 2012 IMC 501.3.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances:

(see code for items 1, 2, 4, & 5)

3. For all environmental air exhaust: 3 feet from property lines; 3 feet from operable openings into building for all occupancies other than Group U, and 10 feet from mechanical air intakes. Such exhaust shall not be considered hazardous

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or noxious.

Action required: Modify design to provide minimum 10' clearance between exhaust fan and furnace combustion air intakes.

12. 2012 IMC 307.2.1 Condensate disposal. Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than one-eighth unit vertical in 12 units horizontal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance.

Action required: Specify condensate drain terminations at furnaces.

13. 2011 NEC Article 500.1 Scope – Articles 500 Through 504. Articles 500 through 504 cover the requirements for electrical and electronic equipment and wiring for all voltages in Class I, Divisions 1 and 2; Class II, Divisions 1 and 2; and Class III, Divisions 1 and 2 locations where fire or explosion hazards may exist due to flammable gases, flammable liquid-produces vapors, combustible liquid-produced vapors, combustible liquid-produced vapors, combustible dusts, or ignitable fibers/flyings. (see code for additional information and specific requirements)

Action required: Specify compliant electrical design at fuel tank.

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 (12.7 mm).

ACTION REQUIRED: (verified at inspection)

Building address (2320) shall be readable from the roadway (Independence Ave.)

2. 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 of the fire alarm system will be required prior to the final occupancy inspection.

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 one 2A-10BC (5 pound) fire extinguisher for every 3,000 square feet of useable space. the extinguishers shall be mounted on walls or in extinguisher cabinets on a normal path of travel close to exits.

5. General fire protection and life safety requirements.

ACTION REQUIRED:

IFC 2012 3206.2 Extent and type of protection. Where required by Table 3206.2, fire detection systems, smoke and heat removal, draft curtains and automatic sprinkler design densities

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shall extend the lesser of 15 feet (4572 mm) beyond the high-piled storage area or to a permanent partition. Where portions of high-piled storage areas have different fire protection requirements because of commodity, method of storage or storage height, the fire protection features required by Table 3206.2 within this area shall be based on the most restrictive design requirements.

ACTION REQUIRED: Reference IFC table 3206.2 Option-2 of class I-IV commodity and provide information on how the requirements will be met.

ACTION REQUIRED:

IFC 2012 3206.7 Smoke and heat removal. Where smoke and heat removal are required by Table 3206.2, smoke and heat vents shall be provided in accordance with Section 910. Where draft curtains are required by Table 3206.2, they shall be provided in accordance with Section 910.3.5.

6. Duct detection

ACTION REQUIRED: Duct detection shall comply with the IFC 2012 code requirements. Reference section IFC 2012 907.3.1 Duct smoke detectors.

7. Door hardware

ACTION REQUIRED: Correction needed for the following doors and hardware.

Panic hardware needed for warehouse (door 05)

Panic hardware not required for IT room (door 07)

Panic hardware for entry (door 06) if door 06 is to be secured no keyed locks on the egress side of an exit. IFC 2012 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.

8. 2012 IFC 506.1.1-Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

ACTION REQUIRED: An electronic controlled gate will require a (knox key switch), a chained gate will require a (knox padlock).

Padlock or key switch can be obtained on line at knoxbox.com

10. 2012 IFC 407.3- Identification. Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 2703.5.

ACTION REQUIRED: (verified at inspection)

Fuel tank shall be clearly labeled and marked with all appropriate labels, warnings and placards.

11. Emergency shut-off switch

ACTION REQUIRED: Show the location of the emergency shut off switch for the fuel dispensing area.

IFC 2012 2303.2 Emergency disconnect switches. An approved, clearly identified and readily accessible emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. An emergency disconnect switch for exterior fuel dispensers shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be installed at an approved location. Such devices shall be distinctly labeled as: EMERGENCY FUEL SHUTOFF. Signs shall be provided in approved locations.

12. 2012 IFC 407.2- Material Safety Data Sheets. Material Safety Data Sheets (MSDS) for all hazardous materials shall be readily available on the premises.

ACTION REQUIRED:(information purposes)

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A Hazardous Materials Permit will be required in order for the fuel tank to be located on the premises. The Haz-Mat permit can be obtained through the Fire Department.

13. Private Fire hydrant

ACTION REQUIRED: (verified at inspection)

The top bonnet portion of the private fire hydrant shall be painted (silver) to designate a private fire hydrant

14. Signs

ACTION REQUIRED: Establish a fire lane for the access roadway to the rear of the building.

IFC 2012 D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2

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