

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

May 30, 2019

DESIGN CLUB INC
30519 S LONETREE ROAD
HARRISONVILLE, MO 64701

Permit No: PRCOM20191251
Project Title: HALLAM PHASE 2 SHELL ADDITION
Project Address: 1225 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number: 52910150400000000
Location / Legal: MAPLE TREE PLAZA 2ND PLAT---LOT 3 (EX PT IN ROW)
Description:
Type of Work: ADDITION COMMERCIAL
Occupancy Group: UNCLASSIFIED
Description: SHELL ADDITION TO EXISTING BUILDING

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 7-130.4 - 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 name of licensed electrical contractor. (site lighting, service stubs, etc)

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. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ANSI A117.1-2017 as amended and adopted by the City of Lee's Summit.

DEVELOPMENT SERVICES

Action required: Modify code analysis to reflect currently adopted codes.

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: Update and/or clarify IIIB designation.

- IIIB requires use of non-combustible construction in exterior walls but wood studs are specified.
- Existing building was constructed as VB so a fire wall would be required to separate the different construction types (up to 3 hour wall)
- Exterior walls in IIIB to be fire rated per Table 601.
- It is likely that a detailed frontage increase calculation would justify a VB construction for the addition.

4. 2018 IBC 1103.1 (Accessibility) Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

2018 IBC 1105.1.6 Tenant spaces, dwelling units and sleeping units. At least one accessible entrance shall be provided to each tenant in a facility. (see code section for exceptions)

Action required: Modify design to provide full accessibility to 2nd level suite.

5. Inadequate information to complete review.

Provide the following:

- Plumbing design (if underslab is to be performed)
- Electrical design that includes light pole bases, light pole fixtures (must be LED), and updated photometric study.
- Proposed location of exterior HVAC equipment to verify screening strategies. Screening must comply with UDO Article 8.

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

Action required: Provide floor and roof truss packages or request deferral.

7. 2018 IBC 708.4.2 Fireblocks and draftstops in combustible construction. In combustible construction where fire partitions do not extend to the underside of the floor or roof sheathing, deck or slab above, the space above and along the line of the fire partition shall be provided with one of the following:

1. Fireblocking up to the underside of the floor or roof sheathing, deck or slab above using materials complying with 718.2.1.
2. Draftstopping up to the underside of the floor or roof sheathing, deck or slab above using materials complying with 718.3.1 for floors or Section 718.4.1 for attics.

Action required: Provide draftstopping in floor/ceiling assemblies to separate spaces into maximum 1,000 square foot sections that are approximately equal in size.

8. 2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

DEVELOPMENT SERVICES

Action required: Specify fire rating for exterior walls based on proximity to property line. Provide UL# and complete construction details.

9. ICC A117.1-2017 Section 304.3 Size. Turning spaces shall comply with Section 304.3.1 or 304.3.2.

304.3.1 Circular Space.

304.3.1.1 New Buildings and facilities. In new buildings and facilities, the turning space shall be a circular space with a 67-inch minimum diameter. (see code for information regarding allowed overlapping)

Action required: Update all turning space references to reflect current standards.

10. 2018 IBC 1006.2.1 Egress based on occupant load and common path of egress travel distance. Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. The cumulative occupant load from adjacent rooms, areas or spaces shall be determined in accordance with Section 1004.2. (see code for special requirements for foyers, lobbies, vestibules, and care suites in I-2 occupancies)

Action required: Provide detailed information as to how common path requirements are met at 2nd level. Include angled length path of stairs.

11.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. 2018 IFC 408.11.2 - Tenant identification. Each occupied tenant space provided with a secondary exit to the exterior or exit corridor shall be provided with tenant identification by business name and/or address. Letters and numbers shall be posted on the corridor side of the door, be plainly legible and shall contrast with their background.

ACTION REQUIRED: (verified at inspection)

All rooms, offices and aux/spaces shall be labeled with the room use. Labeling shall be readable from hallways or corridors.

2. 2018 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)

Office spaces on the lower level shall have the front and rear doors addressed. Addressing shall be readable from the roadway. Offices spaces on the upper level shall have suite designation at each door. Lower level stairway door shall have a legend indicating which suites are accessible on the upper level.

4. 2018 IFC 1010.1.9 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.

ACTION REQUIRED: (verified at inspection)

NO keyed lock cylinder locks on the egress side (interior) of an exit.

5. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied.

DEVELOPMENT SERVICES

ACTION REQUIRED:

Provide emergency lighting for the interior stairway

6. plans

ACTION REQUIRED: Provide plan sheets that include mechanical plans and electrical plans for the phase 2 project. Provide a door hardware legend for door hardware for all the office spaces on the lower level, upper level and the lower level stairway access door.

7. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

ACTION REQUIRED: (verified at inspection)

Provide one 2A-10BC fire extinguisher (5 pound) for each lower level office space and one 2A-10BC fire extinguisher (5 pound) for the upper level area. The extinguishers are to be mounted on a wall or in a extinguisher cabinet on a normal path of travel close to an exit.

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