

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

August 04, 2019

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

Permit No: PRCOM20191834
Project Title: LYNXSPRING
Project Address: 2900 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
Parcel Number: 52200013700000000
Location / Legal: LAKEWOOD BUSINESS CENTER ON I 470, LOTS 23A & 23B---23A
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: BUSINESS
Description: TENANT FINISH WITH MEZZANINE, SOME STORAGE, AND LIMITED ASSEMBLY AREA

**invite planner to final to verify screening of roof mounted hvac

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

Fire Plan Review

Reviewed By: Michael Weissenbach

Rejected

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).

(Verified At Inspection)

3. 2018 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)

Provide three sets of stamped shop drawings for Fire Sprinkler System.

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4. 2018 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.

(Informational Purposes)

Call (816)969-1300 to schedule testing. Testing must be complete before final occupancy.

5. 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.

(Verified At Inspection)

Provide four 2A10BC extinguishers in business area and one 2A10BC in storage area.

7. 2018 IFC 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. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

(Informational Purposes)

8. 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.

(Verified At Inspection)

9. 2018 IFC 1008.3.1 & 3.2 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: 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.

(Action Required)

Provide a sheet for emergency/exit lighting. Exterior emergency lighting needed at exit discharges

1. 2018 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)

Provide three sets of stamped shop drawings for Fire Alarm System

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10. 2018 IFC 1016.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.
(Action Required)

Exiting through warehouse is not permitted.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. This permit is associated with an open shell permit.

Action required: Comment is for informational purposes.

7/26/19 - acknowledged in letter.

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.

7/26/19 - acknowledged in letter.

3. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is for informational purposes.

7/26/19 - acknowledged in letter.

4. Per our Planning Department - parking is inadequate.

"The FDP for that site (LBPV-A) was approved with 124 parking stalls. By my calculations to proposed tenant finish and remaining warehouse would require 130 stalls. This would also leave the remaining warehouse with only the very minimum parking required for a warehouse. If the remaining space were to contain any other use, other than warehouse, they would not have the required parking available.

I calculated the required parking by taking the total sq. ft. of LBPV-A (41,215 sq. ft.) and subtracting the proposed foot print of the new use (26,411 sq. ft.) this left 15,000 sq. ft. of remaining unused warehouse. The remaining warehouse requires 1 parking stall per 1,000 sq. ft. for a total of 15 required stalls. The proposed new use is office space and is calculated at the higher rate of 4 per 1,000 sq. ft. The proposed office space is 28,696 sq. ft. and would require 115 parking stalls or $(28,696/1000)*4=114.784$.

The Director may approve an Alternate Parking Plan, including landbanking, as part of a final development plan if the Director determines that the number, configuration, location and landscaping, if applicable, of proposed parking spaces satisfies the demand for parking generated by the proposed development, when viewed in light of all relevant factors. The request of an Alternate Parking Plan must be accompanied by a parking demand study or other data that establishes the number of spaces required for the specific use. The study or data may reflect parking for the same use existing at a similar location or for similar uses at other locations. Published studies may be utilized to support alternative parking requests. If shared parking is proposed, the sum of peak parking demands by use category shall be accommodated for day and night hours on weekdays and weekends. Following approval by the Director or the City Council, the requirements of the approved Alternate Parking Plan shall be included in any sale, lease, or other transfer of right of occupancy affecting any part of the development. All tenants of the property or development, whether an owner, lessee, subtenant, purchaser, or other occupant, shall comply with the approved Alternate Parking Plan."

Action required: Contact Mr. Shannon McGuire with our Planning Department at 816.969.1600 to discuss options.

7/26/19 - Provide written verification/approval from Planning Department.

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5. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section or provide verification that existing screening is adequate.

7/26/19 - acknowledged in letter as being screened by existing parapets. Field verify.

12. 2017 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 (10) 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 other than vehicle exhibition halls and showrooms.
- (9) Crawl spaces – at or below grade level.
- (10) Unfinished portions or areas of the basement not intended as habitable rooms.
(refer to code for exceptions)

Action required: Modify drawings to show that all receptacles within 6' of a sink will be GFCI protected. (ref: break room and coffee bars)

7/26/19 - Provided at break room but not at coffee bar 116.

7. 2018 IBC 1008.2.3 Exit discharge. Illumination shall be provided along the path of travel for the exit discharge from each exit to the public way. (see code for exceptions)

2018 IBC 1008.3 – Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles.
2. Corridors.
3. Exit access stairways and ramps.

1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access stairways and ramps.
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.

4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.

5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.

1008.3.3 Rooms and Spaces. In the event of power supply failure an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms.
2. Fire command centers.

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3. Fire pump rooms.
4. Generator rooms.
5. Public restrooms with an area greater than 300 square feet.

Action required: Provide emergency and exit lighting.

7/26/19 - Not approvable. Please coordinate this design closely with architect of record as the two designs are in conflict.

- Do not route egress through warehouse (and then leave them there?)

- Emergency lighting is required at exterior side of exits.

8. 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: Maximum common path of travel distance appears to have been exceeded. Provide plan for exit strategy to verify common path and maximum travel distances have not been exceeded. (exiting through warehouse will not be allowed)

7/26/19 - Exiting plan incomplete as it only shows exiting from one side of the suite. Also, common path still exceeded at furthest point of Storage room 49 and possible other locations. Coordinate exiting with electrical engineer as the two designs conflict.

9. 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.

Actions required:

- Provide construction details for reception desk to verify compliance.

7/26/19 - Details referenced were evaluated at original review and are still non-compliant. Re:2017 ICC/ANSI A117.1 Section 904.3.

- Provide verification that break room oven is compliant as concerns controls and reach ranges.

7/26/19 - Not addressed.

10. 2018 IBC 602.2 – Types I and II. Types I and II construction are those types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.

Action required: Wooden stair treads not allowed in Type II construction.

7/26/19 - Solid wood stair treads are not considered a finish material as they are a structural component. Exception cited applies to finish materials of maximum depths covering compliant material beneath.

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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.

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