



PLAN REVIEW CONDITIONS

July 30, 2019

HERNLY ASSOCIATES INC
1100 RHODE ISLAND STREET
LAWRENCE, KS 66044
STRICKLAND CONSTRUCTION CO INC
720 S ROGERS RD STE B
OLATHE, KS 66062

Permit No: PRCOM20191955
Project Title: ATTIC STORAGE OF LEES SUMMIT
Project Address: 920 NE DEERBROOK ST, LEES SUMMIT, MO 64086
Parcel Number: 52810013400000000
Location: DEERBROOK COMMERCIAL PARK, LOTS 3A & 3B---LOT 3B
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: NEW ENCLOSED CONDITIONED SELF STORAGE BUILDING

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 contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Building Plan Review

Reviewed By: Joe Frogge

Rejected

16. 2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Provide receptacles on roof to comply.

15. 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 (including condensing units) will be screened from all 4 sides per referenced UDO section.

14. 2018 IBC 1016.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.

Item 5. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes. (See code section for additional items and exceptions)

Action required: Do not route exit path through "drive-in" as this room can act at least temporarily as a garage (storage).

13. 2017 NEC Article 110.26 Spaces About Electrical Equipment. Access and working space shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance of such equipment. (see code for additional details)

(3) Height of Working Space. The work space shall be clear and extend from the grade, floor, or platform to a height of 6-1/2 ft or the height of the equipment.....(see code for continuation)

Action required: Coordinate electrical panels with water service entry. RPZ and piping not allowed to be beneath the panels.

12. 2018 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 foundation/footing details to specify minimum 36" burial depth

11. 2018 IBC 1209.2.2 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.)

1209.2.3 Showers. (see code for details)

1209.2.4 Waterproof joints. (see code for details)

Action required: Specify compliant wall finish materials at water closets and mop sink. If paint is used it must be epoxy based.

10. 2018 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Permanent ladders installed to provide the required access shall comply with the following minimum

design criteria:

1. The side railing shall extend above the parapet or roof edge not less than 30"
(see code section for additional construction requirements)

Action required: Provide permanent access to roof.

9. 2018 IPC 403.1 – Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses 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.

Action required: Additional water closet and lavatory required for each gender.

8. 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 ICC/ANSI A117.1-2017 as amended and adopted by the City of Lee's Summit.

Action required: Add ICC/ANSI A117.1-2017 to code analysis.

7. Copies of the engineered building package were not provided at the time of permit application.

Action required: Provide engineered structural drawing package or request deferral.

6. 2018 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)

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

5. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is for informational purposes.

4. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector. Contact the Lee's Summit Codes Administration.

Action required: Comment is for informational purposes.

3. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

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.

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.

Fire Plan Review

Reviewed By: Michael Weissenbach

Rejected

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 the fire alarm system.

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 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

(Action Required)

Order a knox box,elevator knox box, and a key switch for the gate. Place order through Knoxbox.com. Placement for Knox box by FDC. Placement for elevator Knox box will be first floor next to elevator. Knox key switch placed by gate.

4. 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. Class 1 standpipes will be required in the stairwells.

5. 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. All life safety must pass before a final can be scheduled for occupancy.

6. 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)

7. 2018 IFC (B) 1023.9 Stairway identification signs. A sign shall be provided at each floor landing in an interior exit stairway and ramp connecting more than three stories designating the floor level, the terminus of the top and bottom of the interior exit stairway and ramp and the identification of the stair or ramp. The signage shall also state the story of, and the direction to, the exit discharge and the availability of roof access from the interior exit stairway and ramp for the fire department. The sign shall be located 5 feet (1524mm) above the floor landing in a position that is readily visible when the doors are in the open and closed positions. In addition to the stairway identification sign, a floor-level sign in raised characters and Braille complying with the ICC A1 17.1 shall be located at each floor-level landing adjacent to the door leading from the interior exit stairway and ramp into the corridor to identify the floor level.

(Action Required)

Label the corridor and the inside of stairway with floor designation.

8. 2018 IFC (B) 1023.8 Discharge identification. An interior exit stairway and ramp shall not continue below its level of exit discharge to prevent persons from unintentionally continuing into levels below. Directional exit signs shall be provided as specified in Section 1011.

(Informational Purposes)

9. 2018 IFC 1016.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.

(Action Required)

Garage may act as a storage space. Reroute exiting.

10. 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.

(Informational Purposes)

The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.

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