



DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 08, 2021

CLOCKWORK
423 DELAWARE STREET #102
KANSAS CITY, MO 64105

Permit No: PRCOM20213431
Project Title: NEW LONGVIEW - BUILDING 31 SHELL
Project Address: 420 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081
Parcel Number: 232747
Location / Legal: TOWER PARK LOTS 7A AND 7B --- LOT 7A
Description:

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Type of Work: NEW SHELL BUILDING
Occupancy Group: NOT APPLICABLE
Description: NEW SHELL 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 7-130.10 - 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 and an email address for the on-site contact.

RESPONSE: Monarch Build is the General Contractor. Superintendent: steve.davidson@monarch.build

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.

RESPONSE: Will be provided by GC.

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Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is for informational purposes.

RESPONSE: Acknowledged.

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.

RESPONSE: Acknowledged.

3. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: Update plans and records to show correct address which is 420 SW Longview Blvd. Also, suite designations are in the process of being assigned. Recommend consulting us prior to communicating designations with future tenants.

RESPONSE: See Revised A000 for Building Address. Suite numbers updated on A101.

4. 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.

Action required: Modify design to show that exterior walls within 10' of south property line are 1 hour fire rated. See IBC Table 602 and definition of Fire Separation Distance.

RESPONSE: Per phone call on July 23rd, 2021 – this comment is to be omitted.

5. Access to south roof is non-typical and excessive for maintenance. (fire rated assemblies, store-front glass, etc.)

Action required: Provide notarized letter from building owner stating that they are aware that the roof is not occupiable and is to be used for nothing other than access for maintenance purposes.

RESPONSE: Letter sent to city seperately.

6. 2018 IBC 1006.1 General. The number of exits or exit access doorways required within the means of egress system shall comply with the provisions of Section 1006.2 for spaces, including mezzanines, and Section 1006.3 for stories or occupied roofs.

Action required: Remove all references (including MEP sheets and electrical panels) to use of south roof for any other purpose than maintenance access. Without 2 approved exit paths this space is not occupiable. Ref: IBC Table 1006.3.3(2)

RESPONSE: MEP sheets removed "Roof Patio" and just labeled it as Roof.

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7. Protection of Potable Water System 2018 IPC 305.4 Freezing. Water, soil, and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 6" below the frost line (42" below grade) and not less than 12 inches below grade.

Action required: Provide heat source to prevent pipe freeze. Including piping in spaces other than entry closet.

RESPONSE: Note 7 on Sheet MP102 revised to clarify heat trace requirement.

8. 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 side rail extender at roof hatches.

RESPONSE: See revised 3/A110 for Side Rail Extender. Note, ladder has retractable Grab Bar.

9. 2018 IBC 1005.7 Encroachment. Encroachments into the required means of egress width shall be in accordance with the provisions of this section.

RESPONSE: Per phone call on July 23rd, 2021 – this comment is to be omitted.

10. 2018 IBC 1003.3.3 Horizontal projections. Objects with leading edges more than 27 inches (686 mm) and 80 inches (2032 mm) above the finished floor shall not project horizontally more than 4 inches into the circulation path. Exception: Handrails are permitted to protrude 4 1/2 inches (114 mm) from the wall.

Action required: Modify design of walls under stairs so that they meet the structure above at a minimum of 80" high.

RESPONSE: See revised 01/A101 for revised wall locations and Sections 1 and 2/A300 for minimum dimension of clearance.

11. 2018 IBC 1003.3.4 Clear width. Protruding objects shall not reduce the minimum clear width of accessible routes.

Action required: Provide additional, detailed information to demonstrate how this will be accomplished at chair lift.

RESPONSE: Chair lift revised to be Vertical Chair Lift off to the side of the stairs. This removes any protruding objects into exit stairs.

12. 2018 IBC 714.1 Scope. The provisions of this section shall govern the materials and methods of construction used to protect through penetrations and membrane penetrations of horizontal assemblies and fire-resistance-rated wall assemblies.

Action required: Provide penetration details for fire rated assemblies including framed and masonry walls.

RESPONSE: See revised sheet MP001 for Penetration Details in walls.

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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 details)

Action required: Comment is for informational purposes. Minimum clearances at electrical panels must be maintained. Possible conflicts at panel PH with plumbing devices in front and piping above. To be field verified.

RESPONSE: Added notes to E102 and MP102 to coordinate in field.

14. 2017 NEC Article 250.50 Grounding Electrode System. All Grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrodes system. Where none of these grounding electrodes exist, one or more of the grounding electrodes specified in 250.52(A)(4) through (A)(8) shall be installed and used. (see code section for exception)

Action required: Provide grounding electrode to water service.

RESPONSE: See revised E201.

Fire Plan Review

Reviewed By: Michael Weissenbach

Rejected

1. 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 Arabicnumerals 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)

RESPONSE: Acknowledged

2. 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 one 2A10BC Fire Extinguisher in each space.

RESPONSE: See revised A001 for Fire Extinguisher locations.

3. (Action Required)

Remove rooftop patio on all plans. Provide signage on the door leading to the mech zone on the second floor stating No Occupancy.

RESPONSE: Rooftop patio omitted on all plans. Signage will be provided indicating "No Occupancy"

4. 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.

(Action Required)

Provide calcs for HVAC units. 2000 CFM or greater will be required to have duct detection.

RESPONSE: there are no HVAC equipment as part of this project – will be part of Tenant Improvement packages. Also note, intent will be to use VRF system which will not use duct.

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