

# CITY OF LEE'S SUMMIT

## CODES ADMINISTRATION DEPARTMENT

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1200

Fax (816) 969-1201

### PLANS REVIEW CONDITIONS

Permit No:	PRCOM20100205	Date:	December 10, 2010
Project Title:	National Bank of Kansas City		
Project Address:	350 SW BLUE PKWY	Applicant:	
Location:	SEC-07 TWP-47 RNG-31 PT S	LYTLE CONSTRUCTION INC	
1/2 NE 1/4 DAF: BEG 46.59' E OF SW COR LOT 2		1100 SE HAMBLER RD	
STEVENSON ADD TH S 102' TH E 125' TH N 11' TH		LEES SUMMIT, MO 64081	
E 101' TO A PT ON W ROW LI JEFFERSON ST TH			
SLY ALG W ROW LI 169.9' TH W 300' TH SLY			
Type of Work:	Change of Tenant		
Occupancy Group:	Business		
Description:	Tenant finish with canopy addition		

***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.***

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

#### **Building Plan Review**

**Reviewed By: Michael Weisenborn**

**Rejected**

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

Action required - Provide the project cost.,

2. The work authorized by this permit shall be constructed to comply with the Security Code provisions. (Chapter 7, Article 14 of the Lees Summit Code of Ordinances)

Action required - Contact the Planning and Development Department at 816-969-1600 regarding the Security Code provisions and review.,

3. The Final Development Plan must be approved prior to issuing full building permits.

Action required - This comment is for information purposes.

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4. 2006 IBC 1109.5.1 - Minimum number. No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons.

Action required - Make needed corrections.

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5. 2006 IBC 1003.3.3 - Horizontal projections. Structural elements, fixtures or furnishings shall not project horizontally from either side more than 4 inches over any walking surface between the heights of 27 inches and 80 inches above the walking surface.

Action required - A side view of the drinking fountain is not provided so I can not determine if it meets this requirement or not. Provide additional information.,

6. Codes Administration - 2006 IBC 1109.12.3 - Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required - An accessible teller window is not shown. Make needed corrections.,

7. 2006 IPC 409.2 - Water Connection. The water supply to a dishwashing machine shall be protected against backflow by an air gap or backflow preventer in accordance with Section 608.

Action required - The architectural plans indicate a dishwasher is to be installed in the breakroom but it is not referenced on the plumbing plans. Make needed corrections.

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8. ICC/ANSI A117.1 2003 804.6.6 - Refrigerator/Freezer. Combination refrigerators and freezers shall have at least 50 percent of the freezer compartment shelves, including the bottom of the freezer, 54 inches maximum above the floor when the shelves are installed at the maximum heights possible in the compartment. A clear floor space, positioned for a parallel approach to the space dedicated to a refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset 24 inches maximum from the centerline of the dedicated space.

Action required - This comment is for information purposes.

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9. ICC/ANSI A117.1 2003 404.2.3 - Maneuvering Clearance at Doors. Minimum maneuvering clearances at doors shall comply with Section 404.2.3 and shall include the full clear opening width of the doorway.

Action required - The door from the break room to the hall and the door from the teller area to the work area do not meet this requirement.,

10. Per the code, only one means of egress is required from the space at this time. The plans provide two means of egress, one of which is through the future expansion area which is unfinished at this time. The Codes Administration Department is not comfortable with using the rear door as a means of egress as this is an uncontrolled space.

Action required - Remove the exit signage indicating the rear door as a means of egress or provide a defined path to the exterior door.

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## **Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

1. Fire Department- 2006 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. Provide on the front and rear doors. Verified at inspection.

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2. Fire Department- 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required: Provide a minimum of one 2A:10B:C fire extinguisher at a conspicuous and accessible location.  
Verified at inspection. ,

3. Fire Department- Exit doors and doors going to exits shall be openable without a key, tool, or special knowledge.

For information only. Verified at inspection.,

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 Codes Administration Department shall not be construed as a structural review of the project.