

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

April 26, 2022

SBC ARCHITECTURE
3009 ELMIRA CT
INDEPENDENCE, MO 64057

Permit No: PRCOM20221512
Project Title: KC SWAGGER
Project Address: 2601 NE MCBAIN DR, LEES SUMMIT, MO 64064
Parcel Number: 52240020300000000
Location / Legal: I-470 BUSINESS & TECHNOLOGY CENTER---LOT 10
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: STORAGE, MODERATE HAZARD
Description: TENANT FINISH FOR STORAGE OF CLOTHING
** Invite Planner to final to verify screening of hvac behind 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

Approved

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. Insufficient information to complete review.

Action required: Provide complete wall construction details for non-rated walls.

2. 2018 IPC 604.9 Water hammer. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are utilized. Water-hammer arrestors shall be installed in accordance with the manufacturer's instructions. Water-hammer arrestors shall conform to ASSE 1010.

Action required: Modify note #21 on MP101 to comply. (yes, i do see that another sheet calls for proper arrestors but I can't control which sheet the plumber bids from)

3. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4.

2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials

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shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

2018 1209.2.2 Walls and partitions. Walls and partitions within 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.

Action required: Provide finish material schedule to verify compliance at water closet and mop sink. (If paint is used it must be epoxy based.)

4. 2018 IBC 1109.11 Seating at tables, counters and work surfaces. Where seating or standing space at fixed or built-in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating and standing spaces, but not less than one, shall be accessible. (see code for exception)

Action required: Specify height of break area counter. (maximum 34")

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

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 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- All tenant spaces shall be marked. Verified at inspection.

2. It is recommended the Big Ass Fan (HVLS) be provided with a relay to the building's fire alarm system per newer NFPA 72 standards. It is currently NOT required by the 2018 IFC, but will be by future editions of the code.

3. 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 shop drawings for review and approval.

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 shop drawings for review and approval.

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

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