

# CITY OF LEE'S SUMMIT

## CODES ADMINISTRATION DEPARTMENT

220 SE Green Street  
Lee's Summit, MO 64063  
(816) 969-1200  
Fax (816) 969-1201

### PLAN REVIEW CONDITIONS

May 11, 2011

ABELN & ASSOCIATES ARCHITECTS PC  
11020 KING ST SUITE 360  
OVERLAND PARK KS, KS 66210

Permit No: PRCOM20110993  
Project Title: LUMBER LIQUIDATORS  
Project Address: 300 NE M 291 HWY, LEES SUMMIT, MO 64063  
Parcel Number: 61210114700000000  
Location: LEE'S SUMMIT RETAIL CENTER, LOT 1 LOT 1  
Type of Work: Change of Tenant  
Occupancy Group: Mercantile  
Description: SHOWROOM AND STORAGE FOR FLOORING SALES

***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

#### **Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

#### **1. 2006 IFC 1903.7 Access plan.**

Where storage pile configurations could change because of changes in product operations and processing, the access plan shall be submitted for approval when required by the fire code official.

Action required: Provide a storage plan for warehouse area. Ie, racks, pallets, piles etc and aisle widths

#### **2. 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 extinguishers based on IFC 2006 table 906.3(1) ! unit of A for every 1500 sq/ft. verified at inspection.

**3. 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: All doors leading into the space shall be properly addressed, verified at inspection

4. 2006 IFC 1011.1 Where required.

Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in a corridor is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Action Required: 2 exits are required based on occupant load, only 1 is shown on plans. Provide a second emergency exit in accordance with IFC table 1016.1

**Building Plan Review**

**Reviewed By: Michael Weisenborn**

**Rejected**

1. 2006 IPC 403.4 - Required public toilet facilities. Customers, patrons and visitors shall be provided with public toilet facilities in structures and tenant spaces intended for public utilization. The accessible route to public facilities shall not pass through kitchens, storage rooms, closets or similar spaces. Employees shall be provided with toilet facilities in all occupancies. Employee toilet facilities shall be either separate or combined employee and public toilet facilities.

Action required - The public restrooms are not easily accessible. Make needed corrections.

2. 2006 IBC 1014.3 - Common path of egress travel. In occupancies other than Groups H-1, H-2 and H-3, the common path of egress travel shall not exceed 75 feet. In Group H-1, H-2 and H-3 occupancies, the common path of egress travel shall not exceed 25 feet. For common path of egress travel in Group A occupancies having fixed seating, see Section 1025.8. (See code for possible exceptions.)

The allowable common path of travel is exceeded in the storage area. Make needed corrections.

3. 2006 IBC 1011.1 - Where required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in a corridor is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Action required - Provide exit signage in the storage area.

4. Details and specifications for the plumbing, electrical and mechanical work have not been provided.

Action required - Provide details and specifications for the plumbing, electrical and mechanical work.

***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.***