

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 08, 2024

SixTwentyOne
1705 Summit St
kansas city, MO 64108

Permit No: PRCOM20242901
Project Title: FLEX SPACES LEE'S SUMMIT - BUILDING A
Project Address: 60 SE THOMPSON DR, LEES SUMMIT, MO 64081
Parcel Number: 61800123500000000
Location / Legal: DECKER STREET MINOR PLAT, LOTS 2A AND 3A---LOT 3A
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: FACTORY AND INDUSTRIAL, MODERATE HAZARD
Description: FLEX SPACE - NEW BUILDING FOR VARIOUS TYPES TENANTS - OFFICE, WAREHOUSE,
INDUSTRIAL

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 upload the revised documents and /or additional information to the application through the online portal. 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. This plan review represents both buildings. After review process is complete another permit will be created as each building will have it's own.

Action required: Comment is informational.

2. 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.

DEVELOPMENT SERVICES

3. A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.

Action required: Comment is informational. We have processed this building as a Mini-Warehouse with a fee to be collected of \$2,244.00. Any proposed uses other than warehouse will require a change of use permit and will be assessed for increased license tax fee and parking requirements.

5. ICC A117.1-2009 Section 403.5 Clear Width. The clear width of an accessible route shall be 36 inches minimum. Exception: The clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided the reduced width segments are separated by segments that are 48 inches minimum in length and 36 inches minimum in width.

Action required: Modify design at shower in Unit 1 to comply.

6. ICC A117.1 Section 304.3 Size. Turning spaces shall comply with Section 304.3.1 or 304.3.2. 304.3.1 Circular Space. 304.3.1.1 New Buildings and facilities. In new buildings and facilities, the turning space shall be a circular space with a 67-inch minimum diameter. (see code for information regarding allowed overlapping) 304.3.1.2 Existing buildings and facilities. In existing buildings and facilities, the turning space shall be a circular space with a 60-inch minimum diameter. (see code for information regarding allowed overlapping)

Action required: Modify design at shower in Unit 1 to comply. Turning space required at space in front of shower.

7. 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: Provide mop sinks and drinking fountains. (or approved alternate)

8. Unified Development Ordinance Article 8, Section 8.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (either masonry or approved evergreen plantings)

9. 2018 IMC 307.2.3 Auxiliary and secondary drain systems. In addition to the requirements of Section 307.2.1, where damage to any building components could occur as a result of overflow from the equipment primary condensate removal system, one of the following auxiliary protection methods shall be provided for each cooling coil or fuel-fired appliance that produces condensate. (see code for 4 options)

Action required: Given that the condensate connections to tailpipes is not in a conspicuous location, modify designs to comply.

10. 2017 NEC Article 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (10) shall have ground-fault circuit-interrupter protection for personnel.

(1) Bathrooms

(2) Kitchens

DEVELOPMENT SERVICES

- (3) Rooftops
- (4) Outdoors
- (5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.
- (6) Indoor wet locations
- (7) Locker rooms with associated showering facilities
- (8) Garages, service bays, and similar areas other than vehicle exhibition halls and showrooms.
- (9) Crawl spaces – at or below grade level.
- (10) Unfinished portions or areas of the basement not intended as habitable rooms.
(refer to code for exceptions)

Action required: Modify drawings to show that all receptacles in garage bays will be GFCI protected.

11. 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 to all locations listed in this section including water piping, building steel, and concrete encased electrode.

12. 2018 IBC 1008.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

- 1. Aisles.
- 2. Corridors.
- 3. Exit access stairways and ramps.

1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

- 1. Interior exit access stairways and ramps.
 - 2. Interior and exterior exit stairways and ramps.
 - 3. Exit passageways.
 - 4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.
 - 5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.
- 1008.3.3 Rooms and Spaces. In the event of power supply failure an emergency electrical system shall automatically illuminate all of the following areas:

- 1. Electrical equipment rooms.
- 2. Fire command centers.
- 3. Fire pump rooms.
- 4. Generator rooms.
- 5. Public restrooms with an area greater than 300 square feet.

Action required: Provide emergency lighting at exterior landings.

13. Sanitary piping at Unit 1 is flowing in the wrong direction.

Action required: Modify piping to comply.

DEVELOPMENT SERVICES

14. 2018 IPC 504.6 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap located in the same room as the water heater.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.
5. Discharge to the floor, to the pan serving the water heater or storage tank, to a waste receptor or to the outdoors.
6. Discharge in a manner that does not cause personal injury or structural damage.
7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.
9. Be installed so as to flow by gravity.
10. Terminate not more than 6 inches above and not less than two times the discharge pipe diameter above the floor or flood level rim of the waste receptor.
11. Not have a threaded connection at the end of such piping.
12. Not have valves or tee fittings.
13. Be constructed of those materials listed in Section 605.4 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.
14. Be one nominal size larger than the size of the relief valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.

Action required: Reference item 7. Modify designs to comply.

15. 607.1 Where required. In residential occupancies, hot water shall be supplied to plumbing fixtures and equipment utilized for bathing, washing, culinary purposes, cleansing, laundry or building maintenance. In nonresidential occupancies, hot water shall be supplied for culinary purposes, cleansing, laundry or building maintenance purposes. In nonresidential occupancies, hot water or tempered water shall be supplied for bathing and washing purposes.

Action required: Provide means of hot water at each suite for cleaning and maintenance.

16. 2018 IPC 608.1 General. A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from nonpotable liquids, solids or gases being introduced into the potable water supply through cross-connections or any other piping connections to the system. Backflow preventer applications shall conform to Table 608.1, except as specifically stated in Sections 608.2 through 608.17.10.

Action required: Comment is informational. While backflow protection is only required at the service entry location we highly recommend that protection is also provided per suite to protect potential industrial tenants from each other.

4. Clarification required,

Why is one building sprinklered while the other is not? Description of use is same for both.

Fire Plan Review

Reviewed By: Craig Hill

Approved with Conditions

1. Provide exterior emergency egress light.

2018 IFC 1008.3.1 & 3.2 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following: 1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress. 2. Corridors, interior exit stairways and ramps and exit passageways in buildings

DEVELOPMENT SERVICES

required to have two or more exits.

3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.

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