

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

November 02, 2011

NSPJ ARCHITECTS

3515 W 75TH ST, SUITE 201

PRAIRIE VILLAGE, KS 66208

Permit No: PRCOM20115824
Project Title: MGA 2ND FLOOR NORTH
Project Address: 255 NW BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 62140122000000000
Location: BLUE VALLEY OFFICE PARK--- LOT 1
Type of Work: Alter Commercial
Occupancy Group: BUSINESS
Description: MGA 2ND FLOOR NORTH - HARRIS CORPORATION TENANT REMODEL

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: Brian Austerman

Approved

1. 1006.4 Performance of system.

Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot-candle (6 lux) average and a minimum at any point of 0.06 foot-candle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded.

Action Required: Provide emergency lighting if not already equipped, verified at inspection

2. 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: Provide exit signs if not already present, verified at inspection

3. 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 a 2A10B:C for every 75' of travel distance. Verified at inspection

4. 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 addressing on all doors leading into the space, including suite designation. Verified at inspection

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 2006 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. In Group I-3 occupancy visiting areas 5 percent, but not less than one, cubicle or counter shall be accessible on both the visitor and detainee sides.

Exceptions:

1. Check-writing surfaces at check-out aisles not required to comply with Section 1109.12.2 are not required to be accessible.

2. In Group I-3 occupancies, the counter or cubicle on the detainee side is not required to be accessible at noncontact visiting areas or in areas not serving accessible holding cells or sleeping units.

Action: Update drawing to depict how this requirement will be met in new Cafe breakroom for the fixed counter.

Note: accessible portion of counter must meet requirements of 2003 ICC/ANSI A117.1 Chapters 3 and 9.

2. 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. Expert from Sec. 7-130, Lees Summit Code of Ordinances.

Action: Licensed electrical and mechanical contractors must be listed on permit prior to issuance.

Note: The electrical contractor (Bowers) listed on permit application is not currently licensed to work in Lee's Summit.

3. Lees Summit Code of Ordinance - 7-138 - Construction documents shall be dimensioned and drawn upon suitable material. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3 and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code.

Action: Provide mechanical and electrical drawings or detailed scopes of 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.