

# 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

April 18, 2012

HY-VEE WEITZ CONSTRUCTION  
5605 NE 22ND ST  
DES MOINES, IA 50313

Permit No: PRCOM20112705  
Project Title: HY-VEE GAS #2  
Project Address: 1201 SW 3RD ST, LEES SUMMIT, MO 64081  
Parcel Number: 62610024000000000  
Location: CEDAR CREEK ESTATES LOTS 68-85 & TRACTS A-D TRACT A  
Type of Work: NEW COMMERCIAL  
Occupancy Group: MERCANTILE  
Description: NEW CONVIENCE STORE AND GAS ISLANDS

***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**

2. 2006 IFC 907.2.12.1 Automatic fire detection.

Smoke detectors shall be provided in accordance with this section. Smoke detectors shall be connected to an automatic fire alarm system. The activation of any detector required by this section shall operate the emergency voice/alarm communication system. Smoke detectors shall be located as follows:

...

2. In the main return air and exhaust air plenum of each air-conditioning system having a capacity greater than 2,000 cubic feet per minute (cfm) (0.94 m<sup>3</sup>/s). Such detectors shall be located in a serviceable area downstream of the last duct inlet.

2006 IFC 907.12 Duct smoke detectors.

Duct smoke detectors shall be connected to the building's fire alarm control panel when a fire alarm system is provided. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location. Duct smoke detectors shall not be used as a substitute for required open area detection.

Exceptions:

...

2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

**ACTION REQUIRED: PROVIDE DUCT DETECTION FOR RTU 1 TO SEND A SUPERVISORY SIGNAL TO A REMOTE AUDIO/LED TEST AND RESET STATION**

Additional Information: Duct detector shall be located on the return air side, 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: INFORMATION ONLY, VERIFIED AT INSPECTION**

4. Fire Department- Underground fuel tank placement and testing shall be witnessed by the Fire Department, and shall conform to chapters 22 and 34 of the IFC 2006 as well as NFPA chapters 30 and 70. Call 969-1300 to schedule inspections.

5. Fire Department- A Hazardous Materials Permit will be required, call (816) 969-1300 to obtain a HMP application from the Fire Department.

Provide specifications on the tanks, pumps and piping.

6. 2203.2 Emergency disconnect switches.

An approved, clearly identified and readily accessible emergency disconnect switch shall be provided at an approved location, to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. An emergency disconnect switch for exterior fuel dispensers shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be installed at an approved location. Such devices shall be distinctly labeled as: EMERGENCY FUEL SHUTOFF. Signs shall be provided in approved locations.

Action Required: Distance from emergency shutoffs not shown on plans, needs to be within 100' but no closer than 20', verified at inspection

7. 2006 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: Submit a minimum of 3 copies of the fire alarm construction documents, including the contractor information who will be installing the system

**Building Plan Review**

**Reviewed By: Michael Weisenborn**

**Approved**

1. For the Health Department inspection contact Chris Saxton with the Jackson County Public Works Department, Environmental Health Division at 816-881-4455. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required - This comment is for information purposes.

\_\_\_\_\_ Approved to issue per the listed conditions.

- \_\_\_\_\_ Do not issue per the listed conditions.
- \_\_\_\_\_ Approved to construct foundation only per the listed conditions.
- \_\_\_\_\_ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

_____	_____
Signature of Applicant	Date

_____	_____
Print Applicant Name	CompanyName

***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.***