

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

August 13, 2012

CM Cortland Morgan Architect
711 N Fielder Rd
Arlington, TX 76012

Permit No: PRCOM20121736
Project Title: BIG LOTS
Project Address: 901 SE LANGSFORD RD, LEES SUMMIT, MO 64063
Parcel Number: 61240180500000000
Location: SEC-05 TWP-47 RNG-31 PT OF NE 1/4 OF SE 1/4 DAF; BEG AT NE COR SD 1/4 1/4 TH W 715' SD PT BEING TRU POB TH W 307' TO ELY ROW L M 291 HWY TH S 21.35' TH S 47 DEG W 96.69' TH S 295.3' TH E 224.86'
Type of Work: CHANGE OF TENANT
Occupancy Group: MERCANTILE
Description: TENANT FINISH FOR MERCANTILE

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

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required - Prior to permit approval, provide the name of the licensed general contractor for the project.

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

Action required - Prior to permit approval, provide the names of the licensed mechanical, electrical and plumbing sub-contractors for the project.

3. Documentation from a structural engineer licensed in the State of Missouri, is required for the installation of the new mechanical equipment on the roof.

Action required - Provide documentation stating that the existing roof system is capable of supporting the new equipment or provide details for the required alterations to the structure. This information is required to be signed and sealed.

4. Plumbing drawings/details have not been provided for the alterations to the systems.

Action required - Provide information for the alterations to the waste, vent, water and gas systems.

5. 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 - Two means of egress is required from the storage room due to common path of travel requirements. Provide additional exit signage at the doors from the storage room to the sales area.

Fire Plan Review

Reviewed By: Brian Austerman

Approved

1. FDC needs labeled showing what address it serves

2. Door to riser room needs labeled as "SPRINKLER ROOM"

3. 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.

Action Required: For all units 2,000 CFM or greater duct detection is required. Activation will shut down the unit and send a supervisory signal to the panel. Verified at alarm testing

4. 2006 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 plans for approval for any sprinkler modifications

5. 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: Provide alarm plans for approval for any alarm system modifications

6. 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 size of 2A10B:C extinguishers

7. 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 exterior doors leading into the space

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