

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

October 24, 2012

JOHN CALVIN MANOR INC
310 NW MURRAY
LEES SUMMIT, MO 64081

Permit No: PRCOM20122246
Project Title: JOHN CALVIN MANOR
Project Address: 312 SW MURRAY RD, LEES SUMMIT, MO 64081308 NW MURRAY RD, LEES SUMMIT, MO 640811611 NW OBRIEN RD, LEES SUMMIT, MO 640811609 NW OBRIEN RD, LEES SUMMIT, MO 64081310 NW MURRAY RD, LEES SUMMIT, MO 64081
Parcel Number: 62130010900000000
Location: SEC-01 TWP-47 RNG-32---PT NE 1/4 SW 1/4 DAF: BEG NE COR SW 1/4 TH W 30' MOL TH S 18' MOL TO TRU POB TH CONT S 586.27' TH W 308.3' TH N 587.16' TH E 308.3' TO TRU POB
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: RESIDENTIAL, MULTI-FAMILY
Description: INTERIOR 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

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 - Provide the name of the licensed general contractor. A minimum of a Class B license will be required.

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

Action required - I don't see where Allan's Electric or KC Plumbing have a current business license with the City of Lee's Summit. Current licenses will be required prior to permit issuance.

3. I have spoken with the building inspector for this project and he has requested that we issue separate permits for each building in the project. This will aid in inspection requests and project tracking.

Action required - Please provide a separate project value for each building.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. 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).

Maintain addressing on the buildings and numbering of the apartments on the interior doors and exterior doors of apartments on grade.

Verified at inspection.

2. 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.

Provide plans and specifications for upgrades and alterations to the alarm system.

3. 1411.2 Maintenance.

Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.

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