

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

March 12, 2013

TXR ARCHITECTS & CONSTRUCTORS

685 GRAND VIEW DR

SUNRISE BEACH, MO 65079

Permit No: PRCOM20122702

Project Title: STANLEY EVENT CENTER

Project Address: 308 SE DOUGLAS ST, LEES SUMMIT, MO 64063

Parcel Number: 61230172500000000

Location: GANO ADDITION LOT 2

Type of Work: NEW COMMERCIAL

Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS

Description: STANLEY EVENT CENTER COMMERCIAL BUILDING

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

Approved

1. Details for construction of the stairs, handrails and guards have not been provided.

Action required - Provide additional information.

Mike Weisenborn 03/05/2013 2:38 PM - Per the re-submittal letter this information will be provided as a deferred submittal.

6. 2006 IBC 707.14 - Elevator, dumbwaiter and other hoistways. Elevator, dumbwaiter and other hoistway enclosures shall be constructed in accordance with Section 707 and Chapter 30.

Action required - Show how this requirement will be met.

Mike Weisenborn 03/05/2013 3:03 PM - Corrections have been made. Make sure that the walls run tight to the floor/ceiling above.

8. Details for the installation of the mechanical system and equipment is not provided on the plans.

Action required - Provide details.

Mike Weisenborn 03/05/2013 4:49 PM - Requested as deferred submittal.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

2. 2006 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

Plan set shows 2 knox boxes, only 1 is required, locate above FDC and near the outside waterflow H/S.

Call 816.969.1300 to obtain a knox box application

4. 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.

Provide duct detection on rtu's over 2,000 cfm. Activation shall shut down the unit and transmit a supervisory signal to the alarm panel

5. The door to the sprinkler room need to be labeled as "SPRINKLER ROOM" Verified at inspection

9. 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.

Provide sprinkler plans for approval

10. 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 alarm plans for approval

11. Revised plans and comments received and approved as listed. No further fire department comments

_____ 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.