

# 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

June 05, 2013

CITY OF LEES SUMMIT

PO BOX 1600

LEES SUMMIT, MO 64063

REORGANIZED SCHOOL DIST #7

301 NE TUDOR RD

LEES SUMMIT, MO 64081

Permit No: PRCOM20131037  
Project Title: GREAT BEGINNINGS EARLY CHILDHOOD CENTER  
Project Address: 905 NE BLUESTEM DR, LEES SUMMIT, MO 64086  
Parcel Number: 53800010401000000  
Location: SEC-35 TWP-48 RNG-31 W 1/2 NE 1/4 & ALL NW 1/4 & W 1/2 SE 1/4 & SW 1/4 (EX PT DAF: BEG SW COR SD SW 1/4 TH E 990' TH N 660' TH W 990' TH S 660' TO POB (EX PT IN RD)  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group: EDUCATIONAL  
Description: GREAT BEGINNINGS EARLY CHILDHOOD CENTER INTERIOR ALTERATIONS

***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

**Licensed Contractors**

**Reviewed By: Michael Weisenborn**

**Pending**

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 Class A or B license is required. This information is required for permit approval.

**Building Plan Review**

**Reviewed By: Michael Weisenborn**

**Approved with Conditions**

**Fire Plan Review**

**Reviewed By: Brian Austerman**

**Approved with Conditions**

1. 1008.1.3.4 Access-controlled egress doors.

The entrance doors in a means of egress in buildings with an occupancy in Group A, B, E, M, R-1 or R-2 and entrance doors to tenant spaces in occupancies in Groups A, B, E, M, R-1 and R-2 are permitted to be equipped with

an approved entrance and egress access control system which shall be installed in accordance with all of the following criteria:

1. A sensor shall be provided on the egress side arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor.
2. Loss of power to that part of the access control system which locks the doors shall automatically unlock the doors.
3. The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016 mm to 1219 mm) vertically above the floor and within 5 feet (1524 mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated, the manual unlocking device shall result in direct interruption of power to the lock—independent of the access control system electronics—and the doors shall remain unlocked for a minimum of 30 seconds.
4. Activation of the building fire alarm system, if provided, shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset.
5. Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset.
6. Entrance doors in buildings with an occupancy in Group A, B, E or M shall not be secured from the egress side during periods that the building is open to the general public.

Doors with electric locks or other access controlled features shall not impede access upon activation of the fire alarm. For information only

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