

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

January 16, 2014

MILLER STAUCH CONSTRUCTION
32 N 6TH ST
KANSAS CITY, KS 66101

Permit No: PRCOM20132419
Project Title: LEES SUMMIT VOLKSWAGEN
Project Address: 2225 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
Parcel Number: 52500010300000000
Location: SILVERTHORN INDUSTRIES 1ST PLAT LOT 1
Type of Work: ADDITION COMMERCIAL
Occupancy Group: BUSINESS
Description: ADDITION TO AN EXISTING BUILDING FOR NEW CAR DEALERSHIP. EXISTING BUILDING WAS SPORTSMANS OUTFITTERS

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 with Conditions

3. An engineered design package has not been provided for the retaining walls.

Action required - Provide two copies of the retaining wall design package. The design package shall be signed and sealed by an engineer licensed in the State of Missouri. This information is not required for permit approval or issuance but shall be provided prior to wall construction.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

1. 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.

506.1.1 Locks.

An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Contact the lee's Summit Fire Department at (816)969-1300 to obtain a knox box application for the building. If there is a security gate at the entrance a knox padlock will also be required.

2. Provide detail on waste oil storage and containment

Information received 12/3/13

3. 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

4. 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

5. 2006 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

Call (816) 969-1300 to schedule hydrostatic, flow and alarm testing prior to the final

6. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Minimum size is 2A10B:C

Shown on plans 12/3/13

7. 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

Applies to units over 2,000 cfm. Activation of a duct detector shall initiate a supervisory signal at the panel and shut down the unit. Verified at alarm testing

Acknowledged 12/3/13

- _____ 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.