

## **PLAN REVIEW CONDITIONS**

February 19, 2014

SARGENTI ARCHITECTS  
461 FROM RD, 2ND FLOOR  
PARAMUS, NJ 07652

Permit No: PRCOM20140176  
Project Title: CHARLOTTE RUSSE  
Project Address: 880 NW BLUE PKWY, Unit:C, LEES SUMMIT, MO 64086  
Parcel Number: 51700033300000000  
Location: SUMMIT FAIR LOTS 22A & 24A---LOT 22A  
Type of Work: NEW TENANT FINISH  
Occupancy Group: MERCANTILE  
Description: TENANT FINISH FOR CLOTHING STORE

### ***Revisions Required***

***One or more departments have not approved the permit and 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 address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.***

Planning and Codes Administration (816) 969-1200

Fire Department (816) 969-1300

#### **Licensed Contractors**

**Reviewed By: Joe Frogge**

**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 - Either a Class A or Class B license is required. Provide the name of the licensed general contractor.

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

Required Action: Licensed MEP Contractors must be listed on permit prior to approval. Provide names of MEP Contractors.

#### **Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. All plans submitted for review on or after January 1, 2014 shall be designed to the requirements of the 2012 International Building Code, 2012 International Mechanical Code, 2012 International Plumbing Code, 2012 International Fuel Gas Code, 2012 International Fire Code, 2011 National Electric Code and the ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Required Action: Update code references on cover sheet to reflect correct code cycle.

2. 2012 IBC 1109.5.1 – Minimum number. No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons. (See code section for possible exceptions.)

Required Action: Provide compliant drinking fountain(s) or submit letter from store owner stating that bottled water will be provided for patrons.

3. 2012 IMC 717.5.4 Fire Partitions. Ducts and air transfer openings that penetrate fire partitions shall be protected with listed fire dampers installed in accordance with their listing. (see code section for exceptions)

Action Required: At corridor wall designated as a fire partition, install fire dampers at duct and transfer grilles (smoke dampers currently shown at duct penetrations and no protection designated at transfer grilles). Note: This wall is not required to be a fire partition per code, but if designated as such, it must be constructed as a fire partition including penetrations.

#### **Fire Plan Review**

**Reviewed By: Brian Austerman**

**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).

PROVIDE ADDRESSING ON ALL ENTRY DOORS, INCLUDING THE DOOR IN THE CORRIDOR. VERIFIED AT INSPECTION

2. 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

3. 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

4. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

PROVIDE A 2A10B:C EXTINGUISHER FOR EVERY 3,000 SQ/FT

5. 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 FOR UNITS OVER 2,000 CFM

6. 1006.3 Illumination emergency power.

The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.
3. Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
4. Interior exit discharge elements, as permitted in Section 1024.1, in buildings required to have two or more exits.
5. Exterior landings, as required by Section 1008.1.5, for exit discharge doorways in buildings required to have two or more exits.

PROVIDE EXTERIOR EGRESS ILLUMINATION IF NOT ALREADY EXISTING

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