

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

September 16, 2014

STUDIO SIX 5
811 BARTON SPRINGS ROAD, STE 800
AUSTIN, TX 78704

Permit No: PRCOM20142582
Project Title: JOHN KNOX VILLAGE MARKETING CENTER
Project Address: 2005 NW FOREST LAKE DR, LEES SUMMIT, MO 64081
Parcel Number: 62210012700000000
Location: FOREST LAKE AT JOHN KNOX VILLAGE-1ST PLAT---LOT 1
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: BUSINESS
Description: INTERIOR ALTERATIONS TO EXISTING HOUSE TO BECOME SALES OFFICE

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

Action required: MEP subcontractors are required to be listed on permit. Provide company names of MEP contractors.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Provide code analysis.

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3. Insufficient information to complete review.

Action required: Provide the following information:

- Ramp/stair design (may be deferred to construction)
- MEP design. (detailed scopes of work that include all materials and methods would be adequate)
- Provide more information to describe/depict how grab bars are to be installed. (current configuration complicates how the side and vertical bars are to be positioned)

Fire Plan Review

Reviewed By: Brian Austerman

Approved

1. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide a 5lb ABC type extinguisher

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