

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

March 23, 2015

ARCVISION INC
1950 CRAIG RD, STE 300
ST LOUIS, MO 63146

Permit No: PRCOM20150474
Project Title: AMERICAN FAMILY INSURANCE
Project Address: 600 SW JEFFERSON ST, Unit:300, LEES SUMMIT, MO 64063600 SW JEFFERSON ST, Unit:301, LEES SUMMIT, MO 64063600 SW JEFFERSON ST, Unit:203, LEES SUMMIT, MO 64063
Parcel Number: 61410198500000000
Location: JEFFERSON COMMONS, LOT 1 LOT 1
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: INTERIOR ALTERATIONS FOR TENANT FINISH

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 License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.

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2. 2012 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

Action required: Specify fire ratings of doors installed in 1 hour partitions.

3. 2012 IBC 1109.4 – Kitchens and kitchenettes. Where kitchens and kitchenettes are provided in accessible spaces or rooms, they shall be accessible.

Action required: Lower break room counter height to accommodate.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

1. 2012 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 showing work done

2. 2012 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 showing work done

3. 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 for every 3,000 sq/ft or for

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