

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

April 21, 2015

GREENBERG FARROW
4425 NORTH HIGH ST, SUITE 300
COLUMBUS, OH 43214

Permit No: PRCOM20150741
Project Title: VICTORIA'S SECRET AT SUMMIT FAIR
Project Address: 860 NW BLUE PKWY, Unit:P, 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 NEW 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. 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. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: Comment for informational purposes. The correct address for this project is 860 NW Blue Pkwy; unit P. Update your records accordingly. There is no need to reprint plan sets.

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2. 2012 IBC 1210.2.2 – Walls and partitions. Walls and partitions with 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Update drawing to demonstrate that Women's Room will have non-absorbent wall surfaces as appropriate.
Re: sheet A05.01.

3. 2012 IBC 1006.3 – Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply illuminate all of the following areas: 1. Aisles and unenclosed egress stairways in rooms and spaces that required two or more means of egress. 2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits. 3. Exterior egress components at other than their levels 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 1027.1, in buildings required to have two or more exits. 5. Exterior landings as required by Section 1008.1.6 for exit discharge doorways in buildings required to have two or more exits. The emergency power system shall provide power for duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.

Action required: Extend emergency illumination to exterior side of exits.

4. 2012 IPC 605.4 Water distribution pipe. Water distribution pipe shall conform to NSF 61 and shall conform to one of the standards listed in Table 605.4. Hot water distribution pipe and tubing shall have a pressure rating of not less than 100 psi at 180degF.

2012 IPC 702.1 Above-ground sanitary drainage and vent pipe. Above-ground soil, waste and vent pipe shall conform to one of the standards listed in Table 702.1

2012 IPC 702.2 Underground building sanitary drainage and vent pipe. Underground building sanitary drainage and vent pipe shall conform to one of the standards listed in Table 702.2.

Action required: Provide pipe material schedule.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

1. 907.3.1 Duct smoke detectors.

Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

Provide duct detection for units over 2,000 cfm. Activation shall shut down the unit and transmit a supervisory signal to the alarm panel

2. 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

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and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Alarm contractor shall provide plans showing work done to the system

3. 2012 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).

All exterior doors shall have addressing for the business, if not existing

4. 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.

Sprinkler company shall provide plans for work done to the system

5. 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 every 75' travel distance

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