

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

May 05, 2015

SCHARHAG ARCHITECTS
310 ARMOR RD, #22
NORTH KANSAS CITY, MO 64116

Permit No: PRCOM20150837
Project Title: ARC PHYSICAL THERAPY
Project Address: 1174 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number: 52910140600000000
Location: DOUGLAS STATION COMMERCIAL PARK LOTS 3-A, 4-A & 5-A---LOT 5-A
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR PHYSICAL THERAPY

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

Building Plan Review

Reviewed By: Joe Frogge

Approved

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 for any work to the alarm system or removal/addition of notification devices

2. 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).

Confirm appropriate addressing is on all exterior doors to the space

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Resolved 5-1-15

3. 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.

Code summary indicates this is a nonsprinklered building, however the building is fully sprinklered. Provide sprinkler plans for any modifications to the system

4. 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 minimum of one 5LB ABC type extinguisher

Resolved 5-1-15

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. 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.

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