

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

July 10, 2015

CRAIG LUEBBERT - CL ARCHITECTURE  
396 SW WINTERGARDEN  
LEES SUMMIT, MO 64081

Permit No: PRCOM20151437  
Project Title: TEMP STOP GAS CANOPY  
Project Address: 1125 NE DOUGLAS ST, LEES SUMMIT, MO 64086  
Parcel Number: 52910150800000000  
Location: MAPLE TREE PLAZA 1ST PLAT---LOT 1  
Type of Work: NEW OTHER (COMMERCIAL)  
Occupancy Group: UNCLASSIFIED  
Description: FREE-STANDING CANOPY AS ACCESSORY TO EXISTING CONVENIENCE 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. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two (2) or more sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

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**Actions required:**

- Structural drawings are required to have an engineer's seal and signature.
- Provide complete electrical design that includes, but is not limited to, Class 1 Div 1 information.

2. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required: Comment is informational. Permit will not be released until FDP has been approved and processed.

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

1. Provide a copy of the approval letter from the Missouri Department of Natural Resource for the installation.

2. 2303.2 Emergency disconnect switches.

An approved, clearly identified and readily accessible emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. An emergency disconnect switch for exterior fuel dispensers shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be installed at an approved location. Such devices shall be distinctly labeled as: EMERGENCY FUEL SHUTOFF. Signs shall be provided in approved locations.

Show the location of the shut off switch.

3. 2304.2.4 Obstructions to view.

Dispensing devices shall be in clear view of the attendant at all times. Obstructions shall not be placed between the dispensing area and the attendant.

2304.2.5 Communications.

The attendant shall be able to communicate with persons in the dispensing area at all times. An approved method of communicating with the fire department shall be provided for the attendant.

Provide a camera and voice communication.

4. 2303.1 Location of dispensing devices.

Dispensing devices shall be located as follows:

1. Ten feet (3048 mm) or more from lot lines.
2. Ten feet (3048 mm) or more from buildings having combustible exterior wall surfaces or buildings having noncombustible exterior wall surfaces that are not part of a 1-hour fire-resistance-rated assembly or buildings having combustible overhangs.

Exception: Canopies constructed in accordance with the International Building Code providing weather protection for the fuel islands.

3. Such that all portions of the vehicle being fueled will be on the premises of the motor fuel-dispensing facility.
4. Such that the nozzle, when the hose is fully extended, will not reach within 5 feet (1524 mm) of building openings.
5. Twenty feet (6096 mm) or more from fixed sources of ignition.

Action required: Item #4 will be verified at inspection.

5. Are you installing one tank or two?

6. Provide a product piping, vent and vapor recovery system plan. Show the location of the vent stack.

7. Provide a Hazardous Materials Permit Application for review and approval.

8. 2305.5 Fire extinguishers.

Approved portable fire extinguishers complying with Section 906 with a minimum rating of 2-A:20-B:C shall be provided and located such that an extinguisher is not more than 75 feet (23 860 mm) from pumps, dispensers or storage tank fill-pipe openings.

Show location.

9. The fire department shall witness the testing of the UST(s), piping, and shut offs. Call (816) 969-1300 to schedule tests.

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