

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

August 19, 2015

LARRISON CONSTRUCTION INC
10215 E 40 HWY
INDEPENDENCE, MO 64055

Permit No: PRCOM20151680
Project Title: LEGACY PARK AMPHITHEATER
Project Address: 901 NE BLUESTEM DR, LEES SUMMIT, MO 64086
Parcel Number: 53800010401000000
Location: SEC-35 TWP-48 RNG-31 W 1/2 NE 1/4 & ALL NW 1/4 & W 1/2 SE 1/4 & SW 1/4 (EX PT DAF:
BEG SW COR SD SW 1/4 TH E 990' TH N 660' TH W 990' TH S 660' TO POB (EX PT IN RD)
Type of Work: NEW COMMERCIAL
Occupancy Group: BUSINESS
Description: NEW AMPHITHEATRE STAGE WITH STORAGE ROOM, GREEN ROOM AND A RESTROOM

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 contact the appropriate department regarding clarification of comments.

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Approved

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

1. 2012 IPC 708.3.2 Building sewers. Building sewers shall be provided with cleanouts located not more than 100 feet apart measured from the upstream entrance of the cleanout. For building sewers 8 inches and larger, manholes shall be provided and located not more than 200 feet from the junction of the building drain and building sewer, at each change in direction and at intervals of not more than 400 feet apart. Manholes and manhole covers shall be of an approved type.

Action required: Comment is for informational purposes. Waste pipe discharge between ejector and manhole to be installed per manufacturer's written instructions including, but not limited to, placement of cleanouts.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. 2012 IFC 507.5.1 -Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

Action required- The proposed non-potable hydrant needs to be relocated to the area outside of the fence, proximal to the sidewalk, between the restroom and concession stand.

2. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required- Provide a minimum of one, 2A-10B-C fire extinguisher in the building.

- ☒ Approved to issue per the listed conditions.
☐ Do not issue per the listed conditions.
☐ Approved to construct foundation only per the listed conditions.
☐ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

Signature of Applicant

Date

Print Applicant Name

CompanyName

The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.

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