LEE'S SUMMIT
MISSOURI

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

September 04, 2015

MEYER BROTHERS BUILDING COMPANY
800 E 101ST TER STE 120
KANSAS CITY, MO 64131

Permit No:	PRCOM20151716
Project Title:	LEE'S SUMMIT HONDA
Project Address:	401 NE COLBERN RD, LEES SUMMIT, MO 64086
Parcel Number:	52530010400000000
Location:	AUTO COMPLEX, LOTS 1 & 2 LOT 1
Type of Work:	ADDITION COMMERCIAL
Occupancy Group:	BUSINESS
Description:	ADDITION OF 3 CAR WASH BAYS - ADDITION OF 3 SERVICE BAYS - INTERIOR ALTERATIONS

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: Tara Mitchell**	**Approved**
Building Plan Review	**Reviewed By: Joe Frogge**	**Approved**
Fire Plan Review	**Reviewed By: Jim Eden**	**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.
Duct smoke detectors complying with Section 907.3.1 shall be located as follows:

1. In the main return air and exhaust air plenum of each air-conditioning system having a capacity greater than 2,000 cubic feet per minute (cfm) (0.94 m3/s). Such detectors shall be located in a serviceable area downstream of the last duct inlet.
All of the RTU replaced exceeding 2000 CFM are requied to have duct detection installed.
Acknowledged in letter form Davidson A&E

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

Submit shop drawings for any alterations to the alarm system.
Acknowledged in letter from Davidson A&E

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).
Post the numeric address of the building readable from the roadway. Verified at inspection

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.
Submit shop drawings for any alterations to the fire supression/sprinkler system. Acknowledged in letter from Davidson A&E

5. 2012 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any
required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.
Testing is required for any new alarm system devices to schedule a test call 816-969-1300.
Acknowledged in letter from Davidson A&E

__x__ 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.