

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

June 13, 2016

KESSINGER HUNTER & CO LC
2600 GRAND #700
KANSAS CITY, MO 64108

Permit No: PRCOM20161035
Project Title: U.S. BEEF
Project Address: 2321 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
Parcel Number:
Location:
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR OFFICE WAREHOUSE
UNIT C

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

Building Plan Review

Reviewed By: Joe Frogge

Approved

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

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.

HAVE THE SELECTED CONTRACTOR PROVIDE SHOP DRAWINGS FOR THE ANY ALTERATIONS TO BE DONE TO THE FIRE ALARM 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).

POST THE NUMERIC OR ALPHBETIC ADDRESS ON THE EXTERIOR OF THE FRONT AND REAR DOORS. THE ADDRESS SHALL BE VIEWABLE FROM THE ADDRESSED ROADWAY (INDEPENDENCE)

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.

HAVE THE SELECTED CONTRACTOR PROVIDE SHOP DRAWINGS OF THE ALTERATIONS TO BE DONE TO THE FIRE SPRINKLER SYSTEM.

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 OF THE FIRE ALARM SYSTEM WILL BE REQUIRED PRIOR TO THE FINAL OCCUPANCY INSPECTION. TO SCHEDULE A TEST CONTACT THE FIRE DEPARTMENT AT 816-969-1300

6. 2012 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.

THE EXISTING FIRE SPRINKLER SYSTEM SHALL BE CURRENT WITH THE REQUIRED ANNUAL MAINTENANCE /SERVICE. WITH A CURRENT SERVICE TAG ON THE RISER.

(VERIFIED AT INSPECTION)

7. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

PROVIDE ONE RATED (5POUND) 2A-10BC FIRE EXTINGUISHER FOR EVERY 3000 SQ.FT OF BUILDING SPACE.

(VERIFIED AT INSPECTION)

8. 2012 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

FIRE EXTINGUISHER SHALL BE MOUNTED IN A LOCATION TO HAVE A MAXIMUM TRAVEL DISTANCE OF 75' FROM ANYWHERE WITHIN THE BUILDING.

(VERIFIED AT INSPECTION)

Licensed Contractors

Reviewed By: Joe Frogge

Approved

- ☒ 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.