



PLAN REVIEW CONDITIONS

July 12, 2016

HERSCHMAN ARCHITECTS
25001 ERMY RD STE 400
CLEVELAND, OH 44128

Permit No: PRCOM20161426
Project Title: DICK'S SPORTING GOODS
Project Address: 720 NW BLUE PKWY, LEES SUMMIT, MO 64086
Parcel Number: 51700041900000000
Location: SUMMIT FAIR 3RD PLAT LOTS 15-27 & TRACTS F-I----LOTS 20
Type of Work: NEW COMMERCIAL
Occupancy Group: MERCANTILE
Description: NEW SPORTING GOODS STORE

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

Pending

4. 2012 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

3. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is for informational purposes.

2. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.

1. 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 for informational purposes.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

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 2A-10BC (RATED 5 POUND) FIRE EXTINGUISHERS ACCORDING TO PLANS

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.

MOUNT FIRE EXTINGUISHERS ACCORDING TO PLANS.

10. NO CIVIL PLANS WERE INCLUDED IN THE SET OF PLANS. TO COMPARE DISTANCE OF FIRE HYDRANTS TO THE FIRE DEPARTMENT CONNECTION.

provide a fire hydrant within 100 feet (30 m) of the fire department connections.

5. 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 CONTRACTOR PROVIDE SHOP DRAWINGS OF THE FIRE SPRINKLER SYSTEM TO BE INSTALLED.

4. 2012 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. THE KNOX BOX SHALL BE MOUNTED OVER THE FIRE DEPARTMENT CONNECTION not the front of the building

A KNOX BOX CAN BE OBTAINED ONLINE AT knoxbox.com

(verified at inspection)

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 720 ON THE BUILDING OR MONUMENT READABLE FROM BLUE PARKWAY.

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 CONTRACTOR PROVIDE SHOP DRAWINGS FOR THE FIRE ALARM SYSTEM TO BE INSTALLED.

1. ANY ELECTRONICALLY CONTROLLED LOCKS WILL DROP OFF WITH A LOSS OF POWER OR WITH THE ACTIVATION OF THE FIRE ALARM SYSTEM.

NO KEYED LOCKS ON THE EGRESS SIDE OF A MARKED EXIT.

6. 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.

FIELD AND ACCEPTANCE TESTING OF THE SPRINKLER AND ALARM SYSTEMS WILL BE REQUIRED PRIOR TO THE FINAL OCCUPANCY INSPECTION. TO SCHEDULE A TEST CONTACT THE FIRE DEPARTMENT AT 816-969-1300

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.