

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

August 16, 2016

CONSTRUCTION MASTERS INC  
14243 W 121ST STREET  
OLATHE, KS 66062

Permit No: PRCOM20162031  
Project Title: ART & FRAME WAREHOUSE  
Project Address: 107 SE M 291 HWY, LEES SUMMIT, MO 64063  
Parcel Number: 61240180500000000  
Location: SEC-05 TWP-47 RNG-31 PT OF NE 1/4 OF SE 1/4 DAF: BEG AT NE COR SD 1/4 1/4 TH W 715' SD  
PT BEING TRU POB TH W 307' TO ELY ROW L M 291 HWY TH S 21.35' TH S 47 DEG W 96.69' TH  
S 295.3' TH E 224.86'  
Type of Work: CHANGE OF TENANT  
Occupancy Group: MERCANTILE  
Description: CHANGE OF TENANT FOR NEW SALES AND FRAMING OF ART

\*plans are in plan review file

***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 IBC 1109.12.3 – Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required: Service counter to meet accessibility requirements. To be field verified.

2. 2012 IPC 403.3.1 Access. The route to the public toilet facilities required by Section 403.3 shall not pass through kitchens, storage rooms or closets. Access to the required facilities shall be from within the building or from the exterior of the building. All routes shall comply with the accessibility requirements of the International Building Code. The public shall have access to the required toilet facilities at all times that the building is occupied.

Action required: Comment is for informational purposes.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

1. CHECK AND ASSURE EXISTING EXIT AND EMERGENCY LIGHTING IS IN PROPER WORKING ORDER. (VERIFIED AT INSPECTION)

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 CONTRACTOR PROVIDE SHOP DRAWINGS FOR ANY ALTERATIONS TO BE DONE TO THE FIRE ALARM DEVICES IN THE SUITE.

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 107 ON THE EXTERIOR OF THE FRONT AND REAR DOORS IN A CONTRASTING COLOR OF THE BACK GROUND. 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.

HAVE THE CONTRACTOR PROVIDE SHOP DRAWINGS FOR ANY ALTERATIONS TO BE DONE TO THE FIRE SPRINKLER SYSTEM.

5. 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 ANY REQUIRED ANNUAL SERVICE/MAINTENANCE NEEDED FOR THE SYSTEM WITH A CURRENT SERVICE TAG ON THE SPRINKLER RISER.

(VERIFIED AT INSPECTION)

6. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

PROVIDE A MINIMUM OF ONE 2A-10BC FIRE EXTINGUISHER.

7. 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 THE FIRE EXTINGUISHER(S) IN A NORMAL PATH OF TRAVEL CLOSE TO AN EXIT WITH A MAXIMUM TRAVEL DISTANCE OF 75' FROM ANY WHERE WITHIN THE SUITE. TOP OF EXTINGUISHER SHALL NOT BE ANY HIGHER THAN 60" OFF OF FINISH FLOOR. (VERIFIED AT INSPECTION)

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

☒ 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.

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Signature of Applicant

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Date

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Print Applicant Name

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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.***