

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1200

Fax (816) 969-1201

PLAN REVIEW CONDITIONS

October 24, 2016

GREGORY D HIGHBARGER ARCHITECT
5801 W 130TH STREET
OVERLAND PARK, KS 66209

Permit No: PRCOM20162721
Project Title: DOUG DAHMER
Project Address: 110 SW 3RD ST, LEES SUMMIT, MO 64063
Parcel Number: 61340231000000000
Location: LEES SUMMIT TOWN OF W 52' LOTS 1 & 2 BLK 11
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: CHANGE OF TENANT FOR NEW FINANCIAL OCCUPANCY WITH WAREHOUSE STORAGE FOR FILES

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

Rejected

1. 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.

2. Unified Development Ordinance Section 7.440. Development and Renovation within the Downtown Core Area

A) Preliminary and Final Development Plans. Applications for new development or redevelopment of any commercial or mixed use property in the Downtown Core Area shall be reviewed through the preliminary development plan and final development plan application, modification and appeal processes as set forth in Article 4, Applications and Procedures, of this Chapter. B) Exterior Renovation Permit. An Exterior Renovation Permit is required for all exterior work

in the Downtown Core Area when the Design Standards of this Division apply, but the preliminary and final development plan review processes of Article 4 do not apply, and as otherwise provided herein. The applicability of the Design Standards is described in detail in sections 7.450(A) and 7.460(A) of this Division.

1) Requirements

a) For example, an Exterior Renovation Permit shall be required prior to any rehabilitation, remodeling, or construction of a building addition, for any exterior work on any building located in the Downtown Core Area, as defined herein. (refer to the Unified Development Ordinance for additional information)

Action required: Permit cannot be issued until we receive verification that Exterior Renovation Permit has been approved. Contact Hector Soto, senior planner - 816.969.1600 hector.soto@cityofls.net

3. Unified Development Ordinance Article 7, Section 7.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section.

4. 2012 IMC 602.1 General. Supply, return, exhaust, relief and ventilation air plenums shall be limited to uninhabited crawl spaces, areas above a ceiling or below the floor, attic spaces, and mechanical equipment rooms. Plenums shall be limited to one fire area. Fuel-fired appliances shall not be installed within a plenum.

Action required: Utility room shall not be used as a plenum. Provide return air path to furnace. (walls around furnace are full height per plan).

5. 2012 IMC 403.2 Outdoor air required. The minimum outdoor airflow rate shall be determined in accordance with Section 403.3. Ventilation supply systems shall be designed to deliver the required rate of outdoor airflow to the breathing zone within each occupiable space.

Action required: Revise drawings to show outside air calculations as well as method of delivery.

6. 2012 IPC 915.1 Type of fixtures. A combination waste and vent system shall not serve fixtures other than floor drains, sinks, lavatories and drinking fountains. Combination waste and vent systems shall not receive the discharge from a food waste grinder or clinical sink.

Action required: Provide additional dedicated vents for water closet and mop sink.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. PROVIDE CFM INFORMATION ON THE HVAC. ANY AHU THAT PRODUCES OVER 2,000 CFM IS REQUIRED TO HAVE SMOKE DETECTION IN THE RETURN AIR DUCTS.

ALONG WITH THE DUCT DETECTION THE UNIT WILL HAVE A LOCAL AUDIBLE/VISUAL ALARM TEST STATION.

2. 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 110 ON THE BUILDING IN A CONTRASTING COLOR TO THE BACKGROUND READABLE FROM THE ROADWAY. (VERIFIED AT INSPECTION)

3. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

PROVIDE TWO 2A-10BC FIRE EXTINGUISHERS. ONE FOR THE WAREHOUSE AREA AND ONE FOR THE OFFICE AREA.
(VERIFIED AT INSPECTION)

4. 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 EXTINGUISHERS ON A NORMAL PATH OF TRAVEL CLOSE TO AN EXIT WITH A MAXIMUM TRAVEL DISTANCE OF 75' FORM ANYWHERE WITHIN THE BUSINESS. (VERIFIED AT INSPECTION)

- _____ 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.