



### PLAN REVIEW CONDITIONS

November 07, 2016

TEAM CONSTRUCTION  
6920 W 82ND ST  
OVERLAND PARK, KS 66204

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**

**Pending**

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.

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).

**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 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' FROM ANYWHERE WITHIN THE BUSINESS.

(VERIFIED AT INSPECTION)

***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.***