

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

November 28, 2016

ODIMO
601 E 63RD ST STE 205
KANSAS CITY, MO 64110

Permit No: PRCOM20163024
Project Title: NEW LONGVIEW APARTMENTS LEASING OFFICE
Project Address: 460 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081
Parcel Number: 62420950100000000
Location: TOWER PARK COMMERCIAL PHASE 2 LOTS 5-7 & TRS A & B---LOT 6
Type of Work: ADDITION COMMERCIAL
Occupancy Group: MIXED OCCUPANCY
Description: ADDITION TO EXISTING LEASING OFFICE TO ACCOMODATE INCREASING SIZE OF WORKOUT ROOM

Revisions Required

One or more departments have not approved the permit and 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 address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.

Planning and Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

2. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the name of the licensed general contractor.

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.

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

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 new condensing unit will be screened per referenced UDO section.

4. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two (2) or more sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

Action required: Clarify installation of new air conditioning unit. How is it supported? Is it above the GWB ceiling? If so, clarify method of access and service clearances. Is this a gas fired appliance? If yes, we need gas piping and combustion air method to be shown and/or specified on plan.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

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 TWO 2A-10BC FIRE EXTINGUISHERS AND MOUNT THEM ON A NORMAL PATH OF TRAVEL WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET FROM ANYWHERE WITHIN THE CLUBHOUSE.

(VERIFIED AT INSPECTION)

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 ALL REQUIRED SERVICE/MAINTENANCE. A CURRENT SERVICE TAG SHALL BE POSTED ON THE SPRINKLER SYSTEM RISER. (VERIFIED AT INSPECTION)

4. 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.

ACCEPTANCE TESTING OF THE MODIFICATIONS DONE TO THE FIRE ALARM SYSTEM WILL BE REQUIRED PRIOR TO THE FINAL OCCUPANCY INSPECTION. TO SCHEDULE TESTING CONTACT THE FIRE DEPARTMENT AT 816-969-1300.

3. 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 CONTRACTOR PROVIDE SHOP DRAWINGS FOR ANY MODIFICATIONS TO BE DONE TO THE FIRE SPRINKLER SYSTEM.

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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 460 ON THE EXTERIOR OF THE BUILDING IN A CONTRASTING COLOR READABLE FROM THE ROADWAY.

(VERIFIED AT INSPECTION)

1. 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 MODIFICATIONS TO BE DONE TO THE FIRE ALARM SYSTEM.

The review conducted by the City of Lee's Summit Codes Administration Department shall not be construed as a structural review of the project.