

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

December 13, 2016

SIGNAL RESTORATION
2321 NE INDEPENDENCE AVE
LEES SUMMIT, MO 64064

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

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

Approved with Conditions

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.

12/12/16 - acknowledged in letter

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

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.

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)

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.

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)

Licensed Contractors	Reviewed By: Joe Frogge	Approved
<input checked="" type="checkbox"/>	Approved to issue per the listed conditions.	
<input type="checkbox"/>	Do not issue per the listed conditions.	
<input type="checkbox"/>	Approved to construct foundation only per the listed conditions.	
<input type="checkbox"/>	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.