

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

February 02, 2017

STRINGER CONSTRUCTION CO INC  
6141 LUCILLE  
SHAWNEE, KS 66203

Permit No: PRCOM20170076  
Project Title: NATURAL WAY CHIROPRACTIC  
Project Address: 1186 NE DOUGLAS ST, LEES SUMMIT, MO 64086  
Parcel Number: 52910140600000000  
Location: DOUGLAS STATION COMMERCIAL PARK LOTS 3-A, 4-A & 5-A---LOT 5-A  
Type of Work: CHANGE OF TENANT  
Occupancy Group:  
Description: TENANT EXPANSION INTO ADJACENT SPACE

***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**

2. 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: Provide accessible portion of counter at reception desk. Minimum 36" wide and maximum 36" tall.

1/25/17 - acknowledged in letter - field verify

4. 2012 IMC 602.2.1 Materials within plenums. Except as required by Sections 602.2.1.1 through 602.2.1.5, materials within plenums shall be noncombustible or shall be listed and labeled as having a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E84 or UL 723. (see code section for exceptions)

Action required: Comment is for informational purposes. Materials above the ceiling will be field verified.

1/25/17 - acknowledged in letter - field verify

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

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 OF ANY MODIFICATIONS TO BE DONE TO THE FIRE ALARM SYSTEM.  
(INFORMATION PURPOSES)

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 1186 ON THE EXTERIOR OF THE FRONT AND REAR DOORS IN A CONTRASTING COLOR TO THE BACKGROUND. ADDRESS SHALL BE 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 CONTRACTOR PROVIDE SHOP DRAWINGS FOR ANY MODIFICATIONS TO BE DONE TO THE FIRE SPRINKLER SYSTEM.  
(INFORMATION PURPOSES)

5. 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.

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

6. 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 AND MAINTENANCE. A CURRENT SERVICE TAG SHALL BE POSTED ON THE SYSTEMS RISER.  
(VERIFIED AT INSPECTION)

7. [B] 1008.1.9.1 Hardware.

Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate.

NO KEYED LOCKS ON THE EGRESS SIDE OF AN EXIT.

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Approved**

☒ 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.***