

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

February 10, 2017

DAVIDSON ARCHITECTURE & ENGINEERING  
4301 INDIAN CREEK PKWY  
OVERLAND PARK, KS 66207

Permit No: PRCOM20170248  
Project Title: BOB SIGHT QUICK LANE  
Project Address: 607 NW BLUE PKWY, LEES SUMMIT, MO 64063  
Parcel Number: 62110049500000000  
Location: BOB SIGHT FORD, LOTS 1 & 2---LOT 2  
Type of Work: NEW COMMERCIAL  
Occupancy Group:  
Description: NEW BUILDING FOR OIL CHANGES AND MINOR REPAIRS

***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**

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.

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.

**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 for informational purposes.

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2. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required: Comment for informational purposes.

3. 2012 IBC 1210.2.2 – Walls and partitions. Walls and partitions with 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Specify compliant wall finish materials around mop sink and in restrooms 110 & 111. (If paint is used, it must be epoxy based)

**Fire Plan Review****Reviewed By: Joe Dir****Approved with Conditions**

1. PROVIDE INFORMATION ABOUT THE SIZE/QUANTITY OF THE OIL STORAGE TANKS.  
NEW AND WASTE OIL TANKS. A HAZARDOUS MATERIALS PERMIT MAY BE REQUIRED.

2. 2012 IFC 407.2- Material Safety Data Sheets. Material Safety Data Sheets (MSDS) for all hazardous materials shall be readily available on the premises.

PROVIDE THE SDS SHEETS FOR OILS, SOLVENTS, CLEANERS AND MISC FLUIDS THAT MAY BE UTILIZED OR STORED IN BULK.  
(VERIFIED AT INSPECTION)

3. 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 THE FIRE ALARM SYSTEM CONTRACTOR PROVIDE SHOP DRAWINGS OF THE FIRE ALARM SYSTEM TO BE INSTALLED.  
(INFORMATION PURPOSES)

4. 2012 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

A KNOX BOX CAN BE OBTAINED ON LINE AT [knoxbox.com](http://knoxbox.com). THE KNOX BOX IS TO BE MOUNTED ABOVE THE FDC APPROX. 5-6 FEET ABOVE FINISH GRADE.  
(VERIFIED AT INSPECTION)

5. 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 THE FIRE SPRINKLER SYSTEM CONTRACTOR PROVIDE SHOP DRAWINGS OF THE FIRE SPRINKLER SYSTEM TO BE INSTALLED.  
(INFORMATION PURPOSES)

6. 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

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notified 48 hours before any required acceptance test.

FIELD AND ACCEPTANCE TESTING OF THE FIRE ALARM AND FIRE SPRINKLER SYSTEMS WILL BE REQUIRED PRIOR TO THE FINAL OCCUPANCY INSPECTION. TO SCHEDULE A TEST CONTACT THE FIRE DEPARTMENT AT 816-969-1300.

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