

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

March 06, 2017

HORIZON RETAIL CONSTRUCTION INC  
1500 HORIZON DR  
STURTEVANT, WI 53177

Permit No: PRCOM20162628  
Project Title: KAY JEWELERS  
Project Address: 820 NW BLUE PKWY, Unit:A, LEES SUMMIT, MO 64086  
Parcel Number: 51700033500000000  
Location: SUMMIT FAIR, LOTS 31 & 32---LOT 32  
Type of Work: NEW TENANT FINISH  
Occupancy Group: MERCANTILE  
Description: NEW TENANT FINISH FOR JEWELRY SALES

***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. Building is currently under construction with a shell permit.

Action required: Comment is for informational purposes. Certificate of Occupancy shall not be granted prior to the closing of the shell permit.

11/3/16 - acknowledged

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.

11/3/16 - acknowledged

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

6. SMOKE DETECTION IN THE AHU DUCTS SHALL BE WIRED INTO THE MAIN FIRE ALARM PANEL AS A SUPERVISORY SIGNAL, WITH AHU SHUTDOWN UPON ACTIVATION. (VERIFIED AT TESTING)

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.

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

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 OF  
ANY MODIFICATIONS TO BE DONE TO THE FIRE SPRINKLER 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 OR ALPHBETIC ADDRESS ON THE EXTERIOR OF ALL DOORS LEADING INTO THE BUSINESS SUITE.  
ADDRESSING SHALL BE READABLE FROM THE ROADWAY IN A CONTRASTING COLOR TO THE BACKGROUND.  
(VERIFIED AT INSPECTION)

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 AND MANUFACTURES SPECS FOR THE FIRE ALARM SYSTEM DEVICES TO BE INSTALLED.  
(INFORMATION PURPOSES)

1. NO KEYED LOCKS ON THE EGRESS SIDE OF A MARKED EXIT. (VERIFIED AT INSPECTION)

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Rejected**

2. Lee's Summit Code of Ordinance, Section7-130.4 - 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, Section7-130.10 - 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.

- \_\_\_\_\_ 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.

_____ 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.***