

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

March 28, 2017

SULLIVAN PALMER ARCHITECTS  
8849 LONG  
LENEXA, KS 66215

Permit No: PRCOM20170736  
Project Title: LION WINE & LIQUOR  
Project Address: 1601 NE DOUGLAS ST, LEES SUMMIT, MO 64086  
Parcel Number: 52400043000000000  
Location: DOUGLAS SQUARE CENTER THIRD PLAT-LOTS 10-12 LOT 12  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group:  
Description: INTERIOR ALTERATIONS TO CONVENIENCE STORE - RELOCATING CASH WRAP AND ASSOCIATED ELECTRICAL

\*\* drawing is in plan review file

***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 name of licensed Electrical contractor.

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.

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Action required: Comment is for informational purposes

2. Section 7.330. CPTED Review Requirement.

All development applications shall be subject to CPTED review and recommendations. The application of CPTED concepts and strategies is site specific and the level of review shall be determined on a case by case basis. Some requests during development review will require mandatory compliance. Others will be strongly encouraged but compliance will be voluntary. Mandatory compliance elements will be addressed in Article 9 "Uses with Conditions".

Section 7.340. CPTED Uses Specified The following uses have been classified as "Uses with Conditions" per Article 9 of this Chapter, having been determined with a tendency toward an increased risk of crime,. Specific conditions for such uses are found in Article 9 and shall be required to be met prior to receiving any zoning approval, business license or approval to occupy any commercial space.

1. Bank/Financial Services
2. Bank Drive-Thru Facility
3. Check Cashing and Payday Loan Business
4. Convenience Store (C-Store)
5. Financial Services with Drive-up Window or Drive-Thru Facility
6. Pawn Shop
7. Title Loan Business, if performing on site cash transactions with \$500 or more in cash on hand
8. Unattended self-serve gas pumps
9. Unsecured Loan Business
10. Other similar uses shall meet the same standards as the above

Required Action: Submit drawings or detailed report/spec to demonstrate compliance. A separate review for CPTED requirements must be performed. Permit will not be issued until CPTED review is approved.

3. 2012 IBC 1010.9 – Handrails. Ramps with a rise greater than 6 inches shall have handrails on both sides. Handrails shall comply with Section 1012.

Action required: Specify handrails at ramp as after decking and finish materials are applied, the 6" maximum will be exceeded. (FYI - if the platform is raised to 7" a ramp is not required - see 2012 IBC Section 1103.2.3. This, of course, will only work if the step does not exceed maximum rise and handrails are still provided at each side.)

**Fire Plan Review****Reviewed By: Jim Eden****Rejected**

1. Dispensing Operations:

2304.1 Supervision of dispensing.

The dispensing of fuel at motor fuel-dispensing facilities shall be conducted by a qualified attendant or shall be under the supervision of a qualified attendant at all times or shall be in accordance with Section 2304.3.

2304.2 Attended self-service motor fuel-dispensing facilities.

Attended self-service motor fuel-dispensing facilities shall comply with Sections 2304.2.1 through 2304.2.5. Attended self-service motor fuel-dispensing facilities shall have at least one qualified attendant on duty while the facility is open for business. The attendant's primary function shall be to supervise, observe and control the dispensing of fuel. The attendant shall prevent the dispensing of fuel into containers that do not comply with Section 2304.4.1, control sources of ignition, give immediate attention to accidental spills or releases, and be prepared to use fire extinguishers.

2304.2.1 Special-type dispensers.

Approved special-dispensing devices and systems such as, but not limited to, card- or coin-operated and remote-preset types, are allowed at motor fuel-dispensing facilities provided there is at least one qualified attendant on duty while the facility is open to the public. Remote preset-type devices shall be set in the "off" position while not in use so that the

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dispenser cannot be activated without the knowledge of the attendant.

**2304.2.2 Emergency controls.**

Approved emergency controls shall be provided in accordance with Section 2303.2.

**2304.2.3 Operating instructions.**

Dispenser operating instructions shall be conspicuously posted in approved locations on every dispenser.

**2304.2.4 Obstructions to view.**

Dispensing devices shall be in clear view of the attendant at all times. Obstructions shall not be placed between the dispensing area and the attendant.

**2304.2.5 Communications.**

The attendant shall be able to communicate with persons in the dispensing area at all times. An approved method of communicating with the fire department shall be provided for the attendant.

**ACTION REQUIRED:**

The attendants will have their backs to the fuel dispensers. No obstructions, advertisements, posters, shelving etc will be in line of view of the fuel dispensers.

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).

**ACTION REQUIRED:**

post the numeric address of 1601 on the exterior of the building address shall be readable from the roadway ( Douglas St.) (verified at inspection)

3. 2012 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

**ACTION REQUIRED:**

**2305.5 Fire extinguishers.**

Approved portable fire extinguishers complying with Section 906 with a minimum rating of 2-A:20-B:C shall be provided and located such that an extinguisher is not more than 75 feet (23 860 mm) from pumps, dispensers or storage tank fill-pipe openings.

**4. Emergency Shut-off:**

**2303.2 Emergency disconnect switches.**

An approved, clearly identified and readily accessible emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. An emergency disconnect switch for exterior fuel dispensers shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be installed at an approved location. Such devices shall be distinctly labeled as: EMERGENCY FUEL SHUTOFF. Signs shall be provided in approved locations.

**ACTION REQUIRED:**

show the locations of the emergency shut-offs. testing of the switches will be required prior to the final occupancy.

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