

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

March 29, 2017

MID-AMERICA CONTRACTORS INC  
1400 IRON  
KANSAS CITY, MO 64116

Permit No: PRCOM20170859  
Project Title: THE BICYCLE SHACK  
Project Address: 3365 SW FASCINATION DR, LEES SUMMIT, MO 64081  
Parcel Number: 62420150101000000  
Location: TOWER PARK COMMERCIAL-PHASE 2---PT LOT 3 DAF: BEG NW COR SD LOT TH N 47 DEG 47 MIN 39 SEC 21.38' TH NELY ALG CURV LF RAD 340' DIST 191.77' TH N 58 DEG 46 MIN 33 SEC E 74.75' TH S 76 DEG 13 MIN 27 SEC E 63.64' TH S 31 DEG 13 MIN 27 SEC E 185.25' TH S 58 DEG 46 MIN 33 SEC W 157' MOL TH N 63 DEG 48 MIN 07 SEC W 146' MOL TH N 86 DEG 44 MIN 52 SEC W 172.98' TH N 03 DEG 15 MIN 08 SEC E 97.29' TO POB  
Type of Work: CHANGE OF TENANT  
Occupancy Group: MERCANTILE  
Description: CHANGE OF TENANT PERMIT - ONLY WORK PERFORMED WAS DEMO OF NON-BEARING WALLS

\*drawings in plan review file

***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

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Approved**

**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.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

**1. ACTION REQUIRED:**

All existing exit signs and emergency lighting shall be in working order. (verified at inspection)

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 3365 on the exterior of all doors leading into the suite. The address shall be of a contrasting color to the background where posted. Address shall be readable from the roadway. (verified at inspection)

3. 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.

**ACTION REQUIRED:**

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.

**4. ACTION REQUIRED:**

**NO KEYED LOCKS ON THE EGRESS SIDE OF AN EXIT.**

[B] 1008.1.9 Door operations.

Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

[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.

7. 2006 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.

**ACTION REQUIRED:**

Have the fire alarm system contractor provide shop drawings of any modifications to be done to the fire alarm system. (information purposes)

8. 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.

**ACTION REQUIRED:**

Have the fire sprinkler contractor provide shop drawings of any modifications to be done to the fire sprinkler system. (information purposes)

9. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

**ACTION REQUIRED:**

Provide a minimum of two fire extinguishers to be mounted on a normal path of travel close to an exit. The minimum size of the fire extinguishers is

a 2A-10BC (5 pound) (verified at inspection)

☒ 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
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_____ Print Applicant Name	_____ CompanyName
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***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.***