

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

April 05, 2017

MIDWEST CUSTOM CONTRACTORS INC  
2400 S NORWOOD AVE  
INDEPENDENCE, MO 64052

Permit No: PRCOM20170499  
Project Title: BROW THREADING  
Project Address: 910 NW BLUE PKWY, Unit:D, LEES SUMMIT, MO 64086  
Parcel Number: 51700033500000000  
Location: SUMMIT FAIR, LOTS 31 & 32---LOT 32  
Type of Work: NEW TENANT FINISH  
Occupancy Group:  
Description: TENANT FINISH FOR PERSONAL CARE SALON - FACIALS, WAXING, ETC

***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**

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

1. NO KEYED LOCKS ON THE EGRESS SIDE OF A MARKED EXIT. (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 THE FIRE ALARM CONTRATOR PROVIDE SHOP DRAWEINGS OF ANY MODIFICATIONS TO BE DONE TO THE FIRE ALRM 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 SUITE DESIGNATION ON THE EXTERIOR OF THE FRONT DOOR. THE ADDRESS SHALL BE OF A CONTRASTING COLOR TO THE BACKGROUND. ADDRESS SHALL BE READBLE FROM THE ROADWAY. (VERIFIED AT INSPECTION)

4. 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 OF THE REQUIRED SERVICE AND MAINTENANCE. A CURRENT SERVICE TAG SHALL BE POSTED ON THE RISER. (VERIFIED AT INSPECTION)

6. 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.

MOUNT FIRE EXTINGUISHER ACCORDING TO PLANS. (VERIFIED AT INSPECTION)

7. 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 CONTRACTOR PROVIDE SHOP DRAWINGS FOR ANY MODIFICATIONS TO BE DONE TO THE FIRE SPRINKLER SYSTEM.

(INFORMATION PURPOSES)

8. 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 OF ANY MODIFICATIONS DONE TO THE FIRE ALARM SYSTEM SHALL BE REQUIRED PRIOR TO THE FINAL OCCUPANCY INSPECTION.

(INFORMATION PURPOSES)

**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.

\_\_\_\_\_  
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.***