

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

May 09, 2017

SULLIVAN PALMER ARCHITECTS  
8849 LONG  
LENEXA, KS 66215

Permit No: PRCOM20171258  
Project Title: B&J PEERLESS ADDITION  
Project Address: 2301 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064  
Parcel Number: 52240040400000000  
Location: REPLAT NO 1 OF LAKEWOOD BUS CENTER ON I-470 PLAT J LOT 43A2  
Type of Work: ADDITION COMMERCIAL  
Occupancy Group:  
Description: BUILDING ADDITION INTENDED FOR STORAGE

***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

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

**2. Hose connections**

**ACTION REQUIRED:**

3206.8 Fire department hose connections.

Where exit passageways are required by the International Building Code for egress, a Class I standpipe system shall be provided in accordance with Section 905.

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.

**ACTION REQUIRED: (Information purposes)**

Have the fire alarm system contractor provide shop drawings for the fire alarm system modifications to be done.

4. 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.

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ACTION REQUIRED: (information purposes)

Field tests and acceptance testing will be required for the fire alarm and fire sprinkler systems prior to the final occupancy inspection. to schedule a test contact the fire department at 816-969-1300

5. 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: (verified at inspection)

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.

6. 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: (information purposes)

Have the fire sprinkler system contractor provide shop drawings of the fire sprinkler system modification to be done.

7. 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: (verified at inspection)

Provide a minimum of (rated 5 pound) two 2A-10BC fire extinguishers. The fire extinguishers shall be mounted on a normal path of travel close to an exit. Travel distance to an extinguisher shall be a maximum of 75 feet.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. 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 is for informational purposes.

5/8/17 - acknowledged

2. Copies of the engineered metal building package were not provided at the time of permit application.

Action required: Provide engineered building package or request deferral.

**5/8/17 - 2 copies required. at least one with wet seal. Provide additional copy**

3. 2012 IBC 1809.5 Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.

(see code section for exceptions)

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

Action required: Modify details to clearly indicate that footings and exterior pads are to be minimum 36" below grade.

**5/8/17 - Bottom of footing to be minimum 36" below grade, not top of foundation as detail shows.**

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**CODES ADMINISTRATION****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.  
5/8/17 - directed to document that was not found in this submittal.

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.  
5/8/17 - directed to document that was not found in this submittal.

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