

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

May 25, 2017

DAVID E ROSS CONSTRUCTION CO, INC  
10201 E 75TH ST  
RAYTOWN, MO 64138

Permit No: PRCOM20171418  
Project Title: SAINT LUKES OBSTETRICS AND GYNECOLOGY  
Project Address: 2737 NE MCBAIN DR, LEES SUMMIT, MO 64064  
Parcel Number: 52200012900000000  
Location: I-470 BUSINESS & TECHNOLOGY CENTER 2ND PLAT LOTS 5A & 6A---LOT 5A  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group: BUSINESS  
Description: INTERIOR ALTERATIONS TO EXISTING MEDICAL OFFICE

***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

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

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.

ACTION REQUIRED:(information purposes)

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

3. 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.

ACTION REQUIRED: (information purposes)

Acceptance testing of fire alarm system modifications will be required prior to the final occupancy inspection. To schedule testing contact the fire department at 816-969-1300.

4. 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: (information purposes)

If not already existing provide two fire extinguishers for each floor level. Fire extinguishers to be mounted, one fire extinguisher by each stairway entrance.

6. Panic hardware

ACTION REQUIRED: Occupancies with an occupant load over 50

[B] 1008.1.10 Panic and fire exit hardware.

Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.

**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.

3. 2012 IBC 1003.3.3 - Horizontal projections. Structural elements, fixtures or furnishings shall not project horizontally from either side more than 4 inches over any walking surface between the heights of 27 inches and 80 inches above the walking surface.

Action required: Barn doors and hardware to comply with horizontal projections requirements. To be field verified.

**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 names of licensed MEP contractors.

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

