

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

June 15, 2017

GUY GRONBERG ARCHITECTS
113 SE 3RD ST
LEES SUMMIT, MO 64063

Permit No: PRCOM20171649
Project Title: KANSAS CITY MOTORS
Project Address: 704 SE OLDHAM CT, LEES SUMMIT, MO 64081
Parcel Number: 61500043300000000
Location: OLDHAM EAST BUSINESS PARK LOT 2
Type of Work: NEW COMMERCIAL
Occupancy Group: MIXED OCCUPANCY
Description: NEW CAR SALES BUILDING WITH 4 SERVICE BAYS, 1 WASH BAY, WAITING ROOMS AND OFFICES

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

1. 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:(verified at inspection)

Address shall be readable from the roadway

2. 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 two 2A-10BC fire extinguishers to be mounted on a normal path of travel close to an exit.

3. Duct detection

ACTION REQUIRED:Provide remote test stations with audible alarm for the duct detectors.

[M] 907.2.13.1.2 Duct smoke detection.

Duct smoke detectors complying with Section 907.3.1 shall be located as follows:

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1. In the main return air and exhaust air plenum of each air-conditioning system having a capacity greater than 2,000 cubic feet per minute (cfm) (0.94 m3/s). Such detectors shall be located in a serviceable area downstream of the last duct inlet.

2. At each connection to a vertical duct or riser serving two or more stories from a return air duct or plenum of an air-conditioning system. In Group R-1 and R-2 occupancies, a smoke detector is allowed to be used in each return air riser carrying not more than 5,000 cfm (2.4 m3/s) and serving not more than 10 air-inlet openings.

907.3.1 Duct smoke detectors.

Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

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.

Action required: Comment is for informational purposes.

6/15/17 - acknowledged in letter

2. 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.

6/15/17 - acknowledged in letter

6. Light pole base detail not found.

Action required: Provide light pole base detail.

6/15/17 - detail provided is incomplete in that there is no information as to how the base is constructed. (depth, width, reinforcement, etc?)

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.

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.

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