

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

July 19, 2017

ADA ARCHITECTS INC  
17710 DETROIT AVE  
LAKEWOOD, OH 44107

Permit No: PRCOM20172360  
Project Title: HARBOR FREIGHT TOOLS  
Project Address: 300 SW BLUE PKWY, Unit:A, LEES SUMMIT, MO 64063  
Parcel Number: 61410197200000000  
Location: SEC-07 TWP-47 RNG-31 PT S 1/2 NE 1/4 DAF: BEG 46.59' E OF SW COR LOT 2 STEVENSON ADD  
TH S 102' TH E 125' TH N 11' TH E 101' TO A PT ON W ROW LI JEFFERSON ST TH SLY ALG W  
ROW LI 169.9' TH W 300' TH SLY  
Type of Work: CHANGE OF TENANT  
Occupancy Group: MERCANTILE  
Description: TENANT FINISH FOR TOOL SALES

***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

**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.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. Drawings provided do not bear design professional's original seal.

Action required: Submit at least one set of drawings with original seals. (the other 2 sets can be copies)

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2. 2012 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

Action required: Provide complete fire rated assembly construction details including nail/screw patterns and penetration details.

3. 2012 IBC 603.1 Allowable Materials. Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3: (see code for specific examples and exceptions)

Action required: Wood blocking not allowed at RTU curbs. Revise plans.

4. 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.

5. Unified Development Ordinance Article 7, Section 7.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Rejected**

1. 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 the fire alarm modifications to be done.

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:(verified at inspection)

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Post the suite designation for the business on the exterior of all doors leading into the business. Address shall be readable from the roadway.

3. 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 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.

**ACTION REQUIRED:** (information purposes)

Acceptance testing of the fire sprinkler and alarm systems shall be required prior to the final occupancy inspection. to schedule testing contact the fire department at 816-969-1300.

5. 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)

mount 2A-10BC fire extinguishers according to plan sheet A1.2

#### 6. Separation

**ACTION REQUIRED:**

Provide information that the separation between the adjoining tenant on the east wall is a minimum of a 1-hour separation.

3206.3 Separation of high-piled storage areas.

High-piled storage areas shall be separated from other portions of the building where required by Sections 3206.3.1 through 3206.3.2.2.

#### 7. shelf storage

**ACTION REQUIRED:**(information purposes)

3207.2.1 Shelf storage.

Shelf storage greater than 12 feet (3658 mm) but less than 15 feet (4572 mm) in height shall be in accordance with the fire protection requirements set forth in NFPA 13. Shelf storage 15 feet (4572 mm) or more in height shall be protected in an approved manner with special fire protection, such as in-rack sprinklers.

3207.3 Pile dimension and height limitations.

Pile dimensions, the maximum permissible storage height and pile volume shall be in accordance with Table 3206.2.

#### 8. Aisle width

**ACTION REQUIRED:**(information purposes)

3206.9.1 Width.

Aisle width shall be in accordance with Sections 3206.9.1.1 and 3206.9.1.2.

Exceptions:

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1. Aisles crossing rack structures or storage piles, which are used only for employee access, shall be a minimum of 24 inches (610 mm) wide.
2. Aisles separating shelves classified as shelf storage shall be a minimum of 30 inches (762 mm) wide.

**3206.9.1.1 Sprinklered buildings.**

Aisles in sprinklered buildings shall be a minimum of 44 inches (1118 mm) wide. Aisles shall be a minimum of 96 inches (2438 mm) wide in high-piled storage areas exceeding 2,500 square feet (232 m<sup>2</sup>) in area, that are accessible to the public and designated to contain high-hazard commodities.

Exception: Aisles in high-piled storage areas exceeding 2,500 square feet (232 m<sup>2</sup>) in area, that are accessible to the public and designated to contain high-hazard commodities, are protected by a sprinkler system designed for multiple-row racks of high-hazard commodities shall be a minimum of 44 inches (1118 mm) wide.

Aisles shall be a minimum of 96 inches (2438 mm) wide in areas accessible to the public where mechanical stocking methods are used.

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