

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

February 02, 2018

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 / Legal: 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
Description: 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

**invite planner to final to verify screening

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.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Approved

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

2. 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.

8/1/17 - color of screening to match adjacent existing screening. field verify

3. Per LS Water department: The new water meter must be installed in line with the other meters behind the building and be protected on each side with concrete pipe bollards. To be field verified.

4. Provide detailed cut-sheets for generators.

CODES ADMINISTRATION**Fire Plan Review****Reviewed By: Joe Dir****Approved with Conditions**

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)

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. Auxillary Generators

ACTION REQUIRED:

Fuel cells for the generators will need labeling with type fuel to be utilized wording should include (DIESEL)

The generator or fencing around the generator will need a NFPA 704 placard posted with the MSDS hazard ratings numbers in the appropriate diamonds (flammability) (Health) (Reactivity) for the diesel fuel.

CODES ADMINISTRATION

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