

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

March 05, 2018

PGAV ARCHITECTS
1900 W 47TH PLACE STE 300
WESTWOOD, KS 66205

Permit No: PRCOM20180370
Project Title: JOHN KNOX VILLAGE ASSISTED LIVING - OFFICE RENOVATIONS
Project Address: 1704 NW OBRIEN RD, LEES SUMMIT, MO 64081
Parcel Number: 62120019200000000
Location / Legal: REPLAT JOHN KNOX RETIREMENT VILLAGE 12TH PLAT LOTS F & G---LOT F
Description:
Type of Work: ALTERATION COMMERCIAL
Occupancy Group:
Description: INTERIOR MODIFICATIONS TO ENTRYWAYS AND LOBBIES INCLUDING NEW OFFICES AND A RESTROOM

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

Rejected

1. 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 Electrical Contractors.

2. 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.

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.

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Action Required: Comment is for informational purposes.

2. The project cost, which is used to establish the permit fee, has not been provided.

Action Required: Comment is for informational purposes.

3. All plans submitted for review on or after January 1, 2014 shall be designed to the requirements of the 2012 International Building Code, 2012 International Mechanical Code, 2012 International Plumbing Code, 2012 International Fuel Gas Code, 2012 International Fire Code, 2011 National Electric Code and the ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action Required: Update code analysis to show proper IPC which is 2012.

4. Electrical design not submitted.

Action required: Provide electrical design or detailed scope of work that includes all materials and methods.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. 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:

All fire alarm system devices that are disconnected, relocated or install new will require an acceptance test prior to the final occupancy inspection. Contact the fire department to schedule testing. (816)969-1300.

2. 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)

Fire sprinkler system in all areas of renovation requires modification. Have the fire sprinkler system contractor provide shop drawings of modifications to be done on the fire sprinkler system.

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