

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

June 07, 2018

CAMM CONSTRUCTION INC  
PO BOX 1417  
LEES SUMMIT, MO 64063

Permit No: PRCOM20181521  
Project Title: SUMMIT FAIR WHITE BOXES  
Project Address: 697 NW BLUE PKWY, LEES SUMMIT, MO 64086699 NW BLUE PKWY, LEES SUMMIT, MO 64086  
Parcel Number: 51700040900000000  
Location: SUMMIT FAIR 3RD PLAT LOTS 15-27 & TRACTS F-I---LOT 17  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group: UNCLASSIFIED  
Description: DEMISING WALL FOR WHITE BOX FINISHES INCLUDING ADDING RESTROOM TO CENTER SPACE

***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.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

**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 any modifications to be done to the fire alarm system.

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)

Front and rear doors of each suite shall have the address posted. Addresses 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 REEQUIRED:(information purposes)

Have the fire sprinkler system contractor provide shop drawings of any modifications to be done to the fire sprinkler system.

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 will be required for any alarm system devices that are disconnected, relocated or new installation.

Contact the fire department to schedule testing.(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)

Provide a minimum of one 2A-10BC fire extinguisher for each suite. Extinguishers are to be mounted on a normal path of travel close to an exit.

#### **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.

5/29/18 - acknowledged

2. 2012 IBC 501.2 – Premises identification. New and existing buildings shall have approved numbers or letters. Each character shall not be less than 3 inches high with a minimum stroke width of 0.5 inch. They should be installed on a contrasting background and be plainly legible and visible from the street or road fronting the property. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers and letters shall be Arabic numbers or alphabetical letters. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address numbers shall be maintained. In multi-tenant commercial buildings where tenants have multiple entrances located on different sides of the building, each door shall be addressed. Address characters shall be capable of being illuminated by an internal or external lighting source.

Action required: Incorrect address listed on drawings. Also, this building has been assigned 3 address which, from south to north, are 691, 695, & 699. If it is your intent to split unit 699, it is our practice to assign numbers whenever possible which in this case would make the new suites 697 & 699.

5/29/18 - acknowledged

#### **Licensed Contractors**

**Reviewed By: Joe Frogge**

**Approved**

1. Lee's Summit Code of Ordinance, Section7-130.10 - 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.

5/29/18 - acknowledged

2. Lee's Summit Code of Ordinance, Section7-130.4 - 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.

5/29/18 - acknowledged

- ☒ 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 Development Services Department shall not be construed as a structural review of the project.***