

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

July 23, 2018

CRAIG LUEBBERT - CL ARCHITECTURE
396 SW WINTERGARDEN
LEES SUMMIT, MO 64081

Permit No: PRCOM20182220
Project Title: KANSAS CITY MOTORS
Project Address: 704 SE OLDHAM CT, LEES SUMMIT, MO 64081
Parcel Number: 61500043300000000
Location / Legal: OLDHAM EAST BUSINESS PARK LOT 2
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: NEW BUILDING FOR CAR SALES AND SERVICE WITH WASH BAY

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 7-130.10 - 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. 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.

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2. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide floor and roof truss/joist packages or request deferral.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. 2012 IFC 407.2- Material Safety Data Sheets. Material Safety Data Sheets (MSDS) for all hazardous materials shall be readily available on the premises.

ACTION REQUIRED: (information purposes)

Provide information about the quantities of new crankcase oil and waste oils, solvents, lubricants specs on the storage vessels and locations of the vessels in the building. Quantities of other solvents, lubricants, paints cleaners etc. A HAZ/MAT permit may be required.

2. 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)

GENERAL NOTES plan sheet E2 (comment K) made mention of a fire alarm system by others.

Have the fire alarm system contractor provide shop drawings of the fire alarm system to be installed.

3. 2012 IFC 407.3- Identification. Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 2703.5.

ACTION REQUIRED:(verified at inspection)

The building and any area containing hazardous materials shall be properly placarded with the NFPA 704 placard indicating the MSDS hazard rating of the material present. The new and waste oil vessels shall be labeled with the name of the contents within the vessels. (new oil) (waste oil)

4. 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)

Numeric address of 704 shall be readable from the addressed roadway (Oldham Ct.)

5. 2012 IFC 506.1.1-Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

ACTION REQUIRED:(information purposes)

A Knox padlock is required for the gate across the access roadway. The padlock can be obtained at knoxbox.com

6. Door operation

ACTION REQUIRED: No keyed locks on the egress side of an exit

[B] 1008.1.9 Door operations. Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

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7. Mezzanine

ACTION REQUIRED:

Provide information on the commodities to be stored on the mezzanine.

8. Vehicle repair

ACTION REQUIRED:(information purposes)

Provide information if there will be any vehicles powered by natural gas or hydrogen that will be worked on inside the repair garage.

9. Fire Alarm system

ACTION REQUIRED:

The fire alarm system shall have a designated circuit in one of the electrical panels

10. 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 CO monitoring system and the fire alarm system is required prior to the final occupancy inspection. Contact the fire department to schedule testing. (816)969-1300.

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