

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

November 02, 2018

ROSE DESIGN BUILD - CHRIS BELL
15311 WEST 109TH ST
LENEXA, KS 66219-

Permit No: PRCOM20183519
Project Title: GOODVETS TENANT FINISH
Project Address: 450 SW LONGVIEW BLVD 450 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081
Parcel Number: 62420970100000000
Location / Legal: TOWER PARK COMMERCIAL PHASE 2 LOTS 5-7 & TRS A & B---LOT 7
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR ANIMAL HOSPITAL WITH GROOMING AND BOARDING

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

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. 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.

ACTION REQUIRED:(verified at inspection)

Address shall be readable from the roadway (Longview Rd)

2. 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 on two 2A-10BC fire extinguishers. Extinguishers are to be mounted on walls or in cabinets on normal paths of travel close to exits

4. Egress

ACTION REQUIRED: Plan sheet A1.O, Doors 15,19,20,21,22,26,28 obstruct egress path.

[B] 1003.3.4 Clear width. Protruding objects shall not reduce the minimum clear width of accessible routes.

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[B] 1005.7.1 Doors. Doors, when fully opened, shall not reduce the required width by more than 7 inches (178 mm). Doors in any position shall not reduce the required width by more than one-half.

5. Door operation

ACTION REQUIRED:(verified at inspection)

No keyed locks on the egress side of an exit

6. AHU Duct detection

ACTION REQUIRED:(verified at inspection)

Provide remote test/alarm stations for the AHU duct detection

9. piping systems

ACTION REQUIRED: (verified at inspection)

The piping system for the medical gases shall be labeled according to IFC 2012 sec 5303.4.3

10. NFPA placards

ACTION REQUIRED: (verified at inspection)

On the exterior of the building and any room storing or containing hazardous materials (med gases) shall be have a NFPA 704 placard posted with the MSDS hazard rating of the material on the placard.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. This tenant improvement project is directly tied to the original shell building project. No occupancy shall be granted until the shell building permit has been completed.

Action required: Comment is for informational purposes.

11/1/18 - acknowledged

4. ICC A117.1-2009 Section 404.2.3.2 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Provide minimum 18" clearance at latch side of doors. Multiple locations. (This rule applies to all doors except where exempted by IBC 1103.2.3 - i.e. including employee work areas)

11/1/18 - Modify design to provide required clearance at Exam 1 room #108.

10. Tenant finish plan does not match shell design.

Action required: Coordinate and resolve conflict between shell and tenant designs in regards to location of rooftop HVAC equipment.

11/1/18 - Updated shell drawings not found in submittal.

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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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.

11/1/18 - acknowledged

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