

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

December 05, 2018

RWE CONSTRUCTION COMPANY
16W361 S FRONTAGE RD STE 106
BURR RIDGE, IL 60527

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: TOWER PARK COMMERCIAL PHASE 2 LOTS 5-7 & TRS A & B---LOT 7
Type of Work: NEW TENANT FINISH
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR ANIMAL HOSPITAL WITH GROOMING AND BOARDING

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 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. Door operation

ACTION REQUIRED:(verified at inspection)

No keyed locks on the egress side of an exit

5. AHU Duct detection

ACTION REQUIRED:(verified at inspection)

Provide remote test/alarm stations for the AHU duct detection

6. 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

7. NFPA placards

ACTION REQUIRED: (verified at inspection)

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

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

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

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 MEP contractors.

11/1/18 - 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.

