

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

December 12, 2018

CORTLAND MORGAN ARCHITECT
711 N FIELDER RD
ARLINGTON, TX 76012

Permit No: PRCOM20184084
Project Title: FOREVER 21
Project Address: 840 NW BLUE PKWY, Unit:M, LEES SUMMIT, MO 64086
Parcel Number: 51700033700000000
Location / Legal Description: SUMMIT FAIR, LOTS 31 & 32-PT LOT 32 DAF: BEG NW COR SE 1/4 SEC-36 TWP-48 RNG-32 TH S 2 DEG 28 MIN 52 SEC E & RAD 139') 74.01' TH S 00 DEG 57 MIN 28 SEC W 65.80' TH S 89 DEG 10 MIN 24 SEC E 231.21' TH S TH SELY ALG LF CURV (RAD 111') 67.86' TO POINT OF REVERSE CURV SELY & SLY ALG RI CURV (RAD 139') 85. W 44.01' TH S 79 DEG 07 MIN 37 SEC E 49.50' TH S 10 DEG 52 MIN 23 SEC W 54.98' TH S 2 DEG 59 MIN 20
Type of Work: CHANGE OF TENANT
Occupancy Group: MERCANTILE
Description: TENANT FINISH FOR RETAIL SALES OF CLOTHING AND ACCESSORIES

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, 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.

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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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1. 2011 NEC 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (8) shall have ground-fault circuit-interrupter protection for personnel.

(1) Bathrooms

(2) Kitchens

(3) Rooftops

(4) Outdoors

(5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.

(6) Indoor wet locations

(7) Locker rooms with associated showering facilities

(8) Garages, service bays, and similar areas where electrical diagnostic equipment, electrical hand tools, or portable lighting equipment are to be used.

(refer to code for exceptions)

Action required: Receptacles at roof top units to be GFCI protected. (given that this is the only comment and is minor in nature we can alter the plans by hand if directed by architect of record)

2. 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.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

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:(informational purposes)

Have the fire alarm system contractor provide 3 sets of PE stamped shop drawings of the 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)

The exterior of all doors leading into the suite shall be addressed with the suite designation address.

Address shall match the other suites addressing and 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 REQUIRED:(information purposes)

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Have the Fire sprinkler system contractor provide 3 sets of PE stamped shop drawings of the 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 of any modifications done to the fire alarm system is required. Testing shall be completed prior to the final occupancy inspection. 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 one additional 2A-10BC fire extinguisher and mount it on a wall close to the (East) entrance doors
- Relocate the fire extinguisher shown on the plan sheet AO.1.6 in the electrical room (SW corner room) Relocate the fire extinguisher on the same wall but outside of the electrical room.

6. Egress Illumination

ACTION REQUIRED: Provide emergency egress Illumination on the exterior of each exit discharge.

[B] 1006.1 Illumination required. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

7. electrical Demolition

ACTION REQUIRED: The fire alarm system contractor shall be contacted prior to any disconnection, relocation, or demolition of any existing fire alarm systems devices.

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