

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

June 20, 2019

FOX ARCHITECTS  
1 MEMORIAL DR, SUITE 1800  
ST. LOUIS, MO 63102

Permit No: PRCOM20191560  
Project Title: NORTHERN STATES INVESTMENTS TENANT INFILL  
Project Address: 300 SW BLUE PKWY, Unit:C, LEES SUMMIT, MO 64063300 SW BLUE PKWY, Unit:B, LEES SUMMIT, MO 64063  
Parcel Number: 61410197200000000  
Location / Legal Description: SEC-07 TWP-47 RNG-31---TH PT S 1/2 NE 1/4 DAF: BEG 46.59' E OF SW COR LOT 2 STEVENSON ADD TH S 102' TH SLY PARA WI W ROW LI SD ST 325' TO PT ON NLY ROW LI HWY 50 TH WLY ALG NELY ROW LI SD HWY 200' MOL ST TH NELY & NLY ALG CURV TO LF 300' MOL TO SW COR LOT 117 BAYLES ADD TH E 280' TO W ROW LI MISSION  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group: NOT APPLICABLE  
Description: WHITE BOX FOR FUTURE TENANT

***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**

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1. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ANSI A117.1-2017 as amended and adopted by the City of Lee's Summit.

Action required: Update code references.

2. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: This suite as submitted is addressed 300 SW Blue Pkwy, Unit:B & Unit:C. Update your files. (FYI - Harbor Freight is Unit:A & Planet Fitness is Unit:D & Unit:E)

3. 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.

4. Neighboring tenants are both designated as Occupancy Classification B.

Action required: Update references. Planet Fitness is an A3. Harbor Freight is an M.

5. 2017 NEC Article 230.2 Number of Services. A building or other structure served shall be supplied by only one service unless permitted in 230.2(A) through (D). For the purpose of 230.40, exception No. 2 only, underground sets of conductors, 1/0 AWG and larger, running to the same location and connected together at their supply end but not connected together at their load end shall be considered to be one service. (see code for specific conditions)

Action required: Provide verification that new service is appropriately grouped with building electrical services and that the maximum number of disconnects is not exceeded.

6. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Comment is for informational purposes. To be field verified.

7. This review is for a white box only.

Action required: Comment is for informational purposes. This review does not establish any type of occupancy or evaluate code compliance in regard to any type of occupancy.

**Fire Plan Review**

**Reviewed By: Michael Weissenbach**

**Approved with Conditions**

1. 2018 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

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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)

Provide three sets of stamped shop drawings for any modifications to the alarm system.

2. 2018 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)

Address front and back exit doors.

3. 2018 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)

Provide three sets of stamped shop drawings for any modifications to the fire sprinkler system.

4. 2018 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.

(Informational purposes)

Call (816)969-1300 to schedule testing.

5. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

(Verified At Inspection)

Mount fire extinguishers per sheet LS-0.1

6. (Informational Purposes)

Follow 2018 IFC Codes

7. 2018 IFC 907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

(Action Required)

Provide duct detection with units over 2000 CFM.

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8. 2018 IFC 1010.1.9 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.  
(Informational Purposes)

9. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied.  
(Action Required)  
Provide exterior emergency lighting at all exits and exit ramps or stairwells.

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