

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

June 28, 2019

SCHARHAG ARCHITECTS
6247 BROOKSIDE BLVD STE 204
KANSAS CITY, MO 64113

Permit No: PRCOM20191373
Project Title: DUSTY DAHMER BUILDING
Project Address: 207 SW MARKET ST, LEES SUMMIT, MO 64063
Parcel Number: 61340223700000000
Location / Legal: DAHMER DEVELOPMENT LOTS 1-3---LOT 1 & W 1/2 VAC ALLEY E OF & ADJ
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: MIXED OCCUPANCY
Description: NEW TWO STORY BUILDING - WHITE BOX BELOW - RESIDENTIAL ABOVE

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

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.
6/28/19 - acknowledged in letter

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.
6/28/19 - acknowledged in letter

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.

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

6/28/19 - acknowledged in letter

11. Pre-engineered canopy designs not provided.

Action required: Provide canopy designs or request deferral.

6/28/19 - deferred per request

15. 2018 IPC 916.3 Vent installation below the fixture flood level rim. The vent located below the flood level rim of the fixture being vented shall be installed as required for drainage piping in accordance with Chapter 7, except for sizing. The vent shall be sized in accordance with Section 906.2. The lowest point of the island fixture vent shall connect full size to the drainage system. The connection shall be to a vertical drain pipe or to the top half of a horizontal drain pipe. Cleanouts shall be provided in the island fixture vent to permit rodding of all vent piping located below the flood level rim of the fixtures. Rodding in both directions shall be permitted through a cleanout.

Action required: Provide cleanout at both sides of loop vent.

6/28/19 - Detail 5/P002 still shows the single cleanout.

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.

6/28/19 - acknowledged in letter

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 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 3 sets of engineered stamped shop drawings.

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).

(Verified at Inspection)

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3. 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

(Verified At Inspection)

Order a Knox Box from Knoxbox.com. Placement will be made by FDC.

4. 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 3 sets of engineered stamped shop drawings.

5. 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 969-1300 to schedule testing. Life-safety must be met before a final can be scheduled.

6. 2018 IFC 903.4.2- Alarms. Approved audible and visual devices shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Listed alarm notification devices shall be provided on the exterior and interior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

(Informational purposes)

7. 2018 IFC 904.4.2- Alarm testing. Notification appliances, connections to fire alarm systems, and connections to approved supervising stations shall be tested in accordance with this section and Section 907 to verify proper operation.

(Informational purposes)

8. 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)

9. 2018 IFC Codes apply

10. 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.

(Verified At Inspection)

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