

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 15, 2019

HIRST & ASSOCIATES PC
3810 NE BEECHWOOD DR
LEES SUMMIT, MO 64064

Permit No: PRCOM20191807
Project Title: THE RESTOMOD STORE
Project Address: 1510 SE KINGSPPOINT DR, LEES SUMMIT, MO 64081
Parcel Number: 61720125100000000
Location / Legal: NEWBERRY LANDINGS FIRST PLAT---LOT 298
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: STORAGE, MODERATE HAZARD
Description: TENANT FINISH FOR VEHICLE RESTORATION GARAGE

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. (Electrician ok, plumber required if sand/oil separator is added, HVAC contractor required.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 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.

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Action required: Comment is for informational purposes.

2. Northern room is not identified.

Action required: Identify use of all rooms.

3. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Update code analysis with occupant loads.

4. Paint booth and paint rooms shown as future work.

Action required: Comment is for informational purposes. No aspects of paint booth or paint room have been reviewed. Installation of either will require complete, engineered designs and be constructed under a permit.

5. 2018 IBC 2902.3.1 Access. The route to the public toilet facilities required by Section 2902.3 shall not pass through kitchens, storage rooms or closets. Access to the required facilities shall be from within the building or from the exterior of the building. All routes shall comply with the accessibility requirements of this code. The public shall have access to the required toilet facilities at all times that the building is occupied.

Action required: Comment is for informational purposes. Modification to design may be required dependent on use of northern space.

6. 2018 IBC 1203.1 Equipment and systems. Interior spaces intended for human occupancy shall be provided with active or passive space heating systems capable of maintaining an indoor temperature of not less than 68degF at a point 3 feet above the floor on the design heating day. (see code for exceptions)

Action required: Provide complete mechanical design. (shell permit only shows one unit heater installed in northern space and no cooling in either space)

7. 2018 IMC 403.2 Outdoor air required. The minimum outdoor airflow rate shall be determined in accordance with Section 403.3. (see code for exception)

Action required: Revise drawings to show outside air calculations as well as method of delivery.

8. 2018 IMC 502.14 Motor vehicle operation. In areas where motor vehicles operate, mechanical ventilation shall be provided in accordance with Section 403. Additionally, areas in which stationary motor vehicles are operated shall be provided with a source capture system that connects directly to the motor vehicle exhaust systems. Such system shall be engineered by a registered design professional or shall be factory-built equipment designed and sized for the purpose. (see code for exceptions)

Action required: Provide exhaust system design.

9. 2018 IPC 1003.1 Where required. Interceptors and separators shall be provided to prevent the discharge of oil, grease, sand and other substances harmful or hazardous to the public sewer, the private sewage system or the sewage treatment plant or processes.

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Action required: Provide sand/oil separation or detailed business plan from tenant that describes how these discharges are avoided.

Fire Plan Review

Reviewed By: Michael Weissenbach

Approved with Conditions

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)

Any modifications to the fire sprinkler system will require three sets of shop drawings.

3. 2018 IFC 407.3- Identification. Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 2703.5.

(Informational Purposes)

2. 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)

Any modifications to the alarm system will require three sets of stamped shop drawings.

1. 2018 IFC 407.2- Material Safety Data Sheets. Material Safety Data Sheets (MSDS) for all hazardous materials shall be readily available on the premises.

(Informational Purposes)

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