

DEVELOPMENT SERVICES

Building Permit - Commercial Project Title: SUBARU - BUILDING ADDITION Work Desc: ADDITION COMMERCIAL	Permit No: PRCOM20191408 Date Issued: July 19, 2019
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Project Address: 2101 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064 Legal Description: SUMMIT PLAZA---LOT 2 Parcel No: 52500012200000000 County: JACKSON	Permit Holder: ROTHWELL CONSTRUCTION INC 1500 NORTH 7 HWY STE 100 BLUE SPRINGS, MO 64014
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Activities Included for this Project: zAddition Commercial, License Tax, License Tax Credit, Above Ceiling Permit, Alarm Permit, Electrical Permit Commercial, Foundation Permit Commercial, Gas Permit Commercial, Gas Service Permit Commercial, In-Wall Inspection Permit, Mechanical Permit Commercial, Plumbing Permit Commercial, Sprinkler Permit, Fire Rated Assemblies Permit,

Construction Type: Type IIB (Unprotected)	Occupancy: BUSINESS Valuation: \$1,367,954.00	Zoning District: CP-2
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Residential Area:	
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Commercial Area	7198 sq. ft.
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Issued By: _____ kb _____	Date: Jul 19, 2019
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THIS PERMIT IS ISSUED IN RELIANCE UPON INFORMATION SUBMITTED BY THE APPLICANT. THE BUILDING OFFICIAL MAY SUSPEND OR REVOKE WHENEVER THE PERMIT IS ISSUED IN ERROR, OR ON THE BASIS OF INCORRECT INFORMATION SUPPLIED, OR IN VIOLATION OF ANY ADOPTED CODE, CITY ORDINANCE OR REGULATIONS.

NOTICE: THE DISPOSAL OF DEMOLITION WASTE IS REGULATED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER CHAPTER 260 RSMO. SUCH WASTE, IN TYPES AND QUANTITIES ESTABLISHED BY THE DEPARTMENT, SHALL BE TAKEN TO A DEMOLITION LANDFILL OR A SANITARY LANDFILL FOR DISPOSAL.

CONDITIONS

One or more divisions have conditions that have not been addressed during the review period. The outstanding conditions provided below shall be met as indicated during the construction period.

Fire Plan Review

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 shop drawings for any modifications performed on the alarm system

2 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.

(Action Required)

Provide placards for rooms containing hazardous materials

3 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 building 2101 readable from roadway

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 shop drawings for any modifications performed on the fire sprinkler system.

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 (816)969-1300 to schedule testing

6 2018 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.

(Action Required)

Existing sprinkler system to remain fully functional during construction. New FDC to be functional as soon as possible

7 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.

(Action Required)

Provide 3 2A10BC extinguishers near the exits.

8 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.
(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)(Verified At Inspection)
Add emergency lighting to mezzanine and stairwell.

Building Plan Review

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.
6/18/19 - acknowledged in letter

Licensed Contractors

Signature of Applicant: _____	Date: ___JULY 19, 2019_____
Print name: _____	Company Name: __ROTHWELL CONSTRUCTION_____