



DEVELOPMENT SERVICES

Building Permit - Commercial Project Title: REECE NICHOLS 2 Work Desc: NEW COMMERCIAL	Permit No: PRCOM20190679 Date Issued: August 20, 2019
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Project Address: 222 SW MAIN ST, LEES SUMMIT, MO 64063 Legal Description: DAHMER DEVELOPMENT LOTS 1-3---LOT 2 & E 1/2 VAC ALLEY W OF & ADJ TH NLY 75.32' OF SD LOT 2 AS MEAS A Parcel No: 61340223800000000 County: JACKSON	Permit Holder: DAHMER CONTRACTING GROUP 8375 NIEMAN RD LENEXA, KS 66214
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Activities Included for this Project: zNew Commercial, Right of Way, Above Ceiling Permit, Alarm Permit, Electrical Permit Commercial, Electrical Service Permit Commercial, Foundation Permit Commercial, Gas Permit Commercial, Gas Service Permit Commercial, Irrigation Permit, In-Wall Inspection Permit, Sprinkler Permit, Super Structure,

Construction Type: Type VB (Unprotected)	Occupancy: BUSINESS Valuation: \$1,500,000.00	Zoning District: CBD
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Residential Area:	
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Commercial Area	11716 sq. ft.
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Issued By: _____ jdf _____	Date: Aug 20, 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

11 2018 IFC 1010.1.10 Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is a panic hardware or fire exit hardware.

ACTION REQUIRED:(verified at inspection)
Provide panic hardware or exit doors.

12 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)
Provide exterior emergency lighting at all exit discharges.

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:(information purposes)
Have the fire alarm system contractor provide three sets of PE stamped shop drawings of fire alarm system to be installed.

2 2018 IFC 408.11.2 - Tenant identification. Each occupied tenant space provided with a secondary exit to the exterior or exit corridor shall be provided with tenant identification by business name and/or address. Letters and numbers shall be posted on the corridor side of the door, be plainly legible and shall contrast with their background.

ACTION REQUIRED:(verified at inspection)
All rooms, and offices shall be identified from the corridors by name, number or letter readable from the corridors.

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.

ACTION REQUIRED:(verified at inspection)
knox box can be obtained online at knoxbox.com
The knox box shall be mounted on an exterior wall over or around the fire department connection approx. 5 feet off finish grade or pavement.

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:(information purposes)
Have the fire sprinkler system contractor provide three sets of PE stamped shop drawings of the fire sprinkler system to be installed.

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.

ACTION REQUIRED:(information purposes)
All field tests and acceptance testing of the fire sprinkler and fire alarm systems shall be completed prior to the final occupancy inspection. Contact the fire department to schedule testing. (816)969-1300

6 2018 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 a minimum of one 2A-10BC fire extinguisher for every 3,000 square feet of useable space on each level. Extinguishers are to mounted on walls on normal paths of travel close to exits.

7 Elevator cetrification

ACTION REQUIRED:(verified at inspection)

The elevator shall be certified by the State of Missouri before public use. Documents shall be on site.

8 2018 IFC (B) 1023.9 Stairway identification signs. A sign shall be provided at each floor landing in an interior exit stairway and ramp connecting more than three stories designating the floor level, the terminus of the top and bottom of the interior exit stairway and ramp and the identification of the stair or ramp. The signage shall also state the story of, and the direction to, the exit discharge and the availability of roof access from the interior exit stairway and ramp for the fire department. The sign shall be located 5 feet (1524mm) above the floor landing in a position that is readily visible when the doors are in the open an dclosed positions. In addition to the stairway identification sign, a floor-level sign in raised characters and Braille complying with the ICC A1 17.1 shall be located at each floor-level landing adjacent to the door leading from the interior exit stairway and ramp into the corridor to identify the floor level.

ACTION REQUIRED:(verified at inspection)

Each floor level in and outside of each stairway shall be indentified.

9 2018 IFC 506.1.2 Key boxes for non-standardized fire service elevator keys. Key boxes provided for non-standardized fire service elevator keys shall comply with Section 506.1 and 506.2 or as approved by the fire code official.

ACTION REQUIRED:(Verified at inspection)

Knox box elevator key box can be obtained at knoxbox.com

The key box shall be mounted in the ground floor lobby to the right of the elevator approx 5 feet off finish floor.

10 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 rquired 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 theis code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

ACTION REQUIRED: (information purposes)

Duct detection if installed shall be monitored by the buildings fire alarm system.

Building Plan Review

2 Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required: Comment is for informational purposes.

5/2/19 - acknowledged in letter

3 Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector. Contact the Lee's Summit Codes Administration.

Action required: Comment is for informational purposes.

5/2/19 - acknowledged in letter

4 Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is for informational purposes.
5/2/19 - acknowledged in letter

Licensed Contractors

Signature of Applicant: _____	Date: _____ 8/20/19 _____
Print name: _____ Michael Vernon _____	Company Name: _____ Dahmer Contracting _____