



PLAN REVIEW CONDITIONS

September 27, 2019

SENECA COMPANIES
13915 CENTURY LN
GRANDVIEW, MO 64030

Permit No: PRCOM20192310
Project Title: HYVEE AISLES ONLINE
Project Address: 1205 SW 3RD ST 1205 SW 3RD ST, LEES SUMMIT, MO 64081
Parcel Number: 62610023400000000
Location: WAL-MART TRACT A
Type of Work: NEW COMMERCIAL
Occupancy Group: MERCANTILE
Description: NEW BUILDING WITH CANOPY FOR ON-LINE SHOPPING STORAGE AND PICKUP

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 contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review

Reviewed By: Michael Weissenbach

Approved with Conditions

1. 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)
1205 SW 3rd St.

2. 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)
Provide one 2A10BC fire extinguisher.

3. (Verified At Inspection)

Plan shows height of canopy at highest point to be 14 feet. Canopy needs to stay above 13 feet 6 inches throughout.

4. 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.

(Verified At Inspection)

Duct detection required over 2000 CFM.

5. 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)

Automatic sliding door shall comply with IFC 2018 1010.1.4.3

Building Plan Review

Reviewed By: Joe Frogge

Pending

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.

Action required: Comment is for informational purposes.

2. Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects – Board Rules, Division 2030 – Chapter 3, 20 CSR 2030-3.060 Licensees Seal Documents must bear design professionals original seal with signature and date. (relevant portion paraphrased – reference original document for additional information)

Action required: All drawings are to bear dated seal and signature from architect/engineer of record. (missing on most MEP and refrigerant drawings)

3. 304.3.1.1 New Buildings and facilities. In new buildings and facilities, the turning space shall be a circular space with a 67-inch minimum diameter. (see code for information regarding allowed overlapping)

Action required: Modify drawings to comply.

4. 2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Action required: This structure has been assigned the address of 1205 SW 3rd St. Update all relevant records.

5. Interior wall construction (at restrooms) not specified.

Action required: Provide complete design for interior wall and door construction. (building construction type is currently IIB which would require that these walls be non-combustible. We recommend changing to VB for future flexibility)

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: Make needed corrections to drawings that provide details as to how mechanical equipment (refrigerant unit RC1) will be screened from all 4 sides per referenced UDO section.

7. Anchoring of rooftop unit not specified.

Action required: Provide detailed information as to how RCU1 will be anchored to roof.

8. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is for informational purposes.

The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.

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