



PLAN REVIEW CONDITIONS

October 10, 2019

SLAGGIE ARCHITECTS INC
4600 MADISON AVE STE 350
KANSAS CITY, MO 64112

Permit No: PRCOM20192520
Project Title: ARISTOCRAT PRE-OWNED AUTOMOTIVE DEALERSHIP
Project Address: 704 SE OLDHAM CT, LEES SUMMIT, MO 64081
Parcel Number: 61500043300000000
Location: OLDHAM EAST BUSINESS PARK LOT 2
Type of Work: NEW COMMERCIAL
Occupancy Group: BUSINESS
Description: NEW BUILDING FOR CAR DEALERSHIP WITH SINGLE CAR WASH BAY AND EQUIPMENT MEZZANINE

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

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)

4. 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)

6. 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)

7. 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)

Building Plan Review

Reviewed By: Joe Frogge

Pending

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.

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.

3. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is for informational purposes.

4. ICC A117.1-2017 Section 304.3 Size. Turning spaces shall comply with Section 304.3.1 or 304.3.2.

304.3.1 Circular Space.

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 show 67" turning spaces.

5. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements

Action required: Provide cleanouts near where sewer piping leaves foundation.

6. Light pole base references structural drawings for structural aspects but detail not found.

Action required: Provide complete light pole base detail(s) that includes depth, diameter, reinforcement, etc.

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.