

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

April 06, 2020

SGA DESIGN GROUP PC
1437 SOUTH BOULDER STE 550
TULSA, OK 74119

Permit No: PRCOM20200811
Project Title: FIRESTONE
Project Address: 3561 SW MARKET ST
Parcel Number: 70500030501600000
Location / Legal Description: SEC-29 TWP-47 RNG-31---TH PT SW 1/4 SW 1/4 DAF: BEG NW COR LOT 1 QUIKTRIP 200R TH E 2.81' TO ELY ROW CONT NELY ALG SD ELY ROW LI ALG A CURVE TO RI 512' MOL TH CONT ALG NELY ROW LI ALG A CURVE TO LF 116 SD ROW 181' MOL TH SWLY 192' MOL TH CONT SWLY 420' MOL TH ALG CURV TO LF 194' MOL TO N LINE QUIKTRIP SEC W 314.07' TO TRUE POB
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: NEW BUILDING FOR TIRE STORE WITH 7 SERVICE BAYS

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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

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. 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 1/8 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 site has been assigned the address 3561 SW Market St. Please update your records and inform your client.

4. 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf.

5. 2018 IBC 1809.5 Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.

(see code section for exceptions)

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

Action required: Modify exterior footing details to show that bottom of footing is minimum 3'-0" deep measured at grade, not floor slab.

6. Wood is not an approvable material at trash enclosure. Coordinate with Planning Department.

Action required: Comment is for informational purposes.

7. 2017 NEC Article 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (10) shall have ground-fault circuit-interrupter protection for personnel.

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- (1) Bathrooms
 - (2) Kitchens
 - (3) Rooftops
 - (4) Outdoors
 - (5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.
 - (6) Indoor wet locations
 - (7) Locker rooms with associated showering facilities
 - (8) Garages, service bays, and similar areas other than vehicle exhibition halls and showrooms.
 - (9) Crawl spaces – at or below grade level.
 - (10) Unfinished portions or areas of the basement not intended as habitable rooms.
- (refer to code for exceptions)

Action required: Modify drawings to show that all receptacles in garage service bays will be GFCI protected.

Fire Plan Review

Reviewed By: Michael Weissenbach

Approved with Conditions

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

(Verified At Inspection)

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)

Provide three sets of PE stamped shop drawings for the fire alarm system.

3. 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 three sets of PE stamped shop drawings for the fire sprinkler system.

4. 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.

5. 2018 IFC 5704.2.3 Labeling and Signs.

Labeling and signs for storage tanks and storage areas shall comply with sections 5704.2.3.1 and 5704.2.3.2.

(Verified At Inspection)

Label the used oil tank and tank oil system, including the storage areas with NFPA 704 Placards.

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