

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

November 02, 2021

THE WILSON GROUP
13510 OAK ST
KANSAS CITY, MO 64145

Permit No: PRCOM20215687
Project Title: CITY OF LEES SUMMIT - DEVELOPMENT SERVICES - PUBLIC CONFERENCE ROOM
Project Address: 220 SE GREEN ST, LEES SUMMIT, MO 64063
Parcel Number: 61230162300000000
Location / Legal: LEES SUMMIT CITY HALL---LOT 1
Description:
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: BUSINESS
Description: INTERIOR ALTERATIONS TO MODIFY CONFERENCE ROOM FOR PUBLIC ACCESS

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 7-130.4 - 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.
- Provide an email address for the on-site contact. (this is where inspection reports will be sent to - typically the GC superintendent)

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. Inadequate information to complete review.

Provide the following:

- Complete wall construction details. (fyi - type II construction - must be non-combustible)
- Detailed scopes of work for electrical and mechanical.
- Emergency and egress lighting design.

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- Complete door and door hardware specs.
- Identify use of new space.

2. Comment for informational purposes.

- Existing door into atrium may be rated but the wall is not. i.e. the window is not required to be rated.

3. ICC A117.1 Section 404.2.3.2 Swinging Doors and gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.

Actions required:

- Provide dimensions to verify minimum clearance at door out of new space into atrium. (Minimum 12" required at latch side of door if closer and latch are)
- Provide dimensions to verify minimum 18" between latch side of door between Open Office 1.184 and new space.

Fire Plan Review

Reviewed By: Michael Weissenbach

Rejected

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.

(Informational Purposes)

Any modifications to the fire alarm system, provide PE stamped electronic shop drawings to mike.weissenbach@cityofls.net

2. 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.

(Informational Purposes)

Any modifications to the fire sprinkler system, provide PE stamped electronic shop drawings to mike.weissenbach@cityofls.net

3. 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.

4. 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)

Show exit and emergency lighting locations.

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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.