

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

May 03, 2022

DA GROUP INC
5400 JOHNSON DR #149
MISSION, KS 66205

Permit No: PRCOM20221597
Project Title: MACADOODLES
Project Address: 1499 SW MARKET ST, LEES SUMMIT, MO 64081
Parcel Number: 61800320800000000
Location / Legal: SOUTH PORT BUSINESS PARK LOT 12A---LOT 12A
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: MERCANTILE
Description: TENANT FINISH FOR LIQUOR STORE

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. **Acknowledged**

2. 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 company name of the licensed general contractor and an email address & phone number for the on-site contact which is where inspection reports will be sent.

This information will be provided by the Contractor.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a

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fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: Modify Code Info on sheet Code 100 to reflect actual construction type which is 2b.

This revision has been made to the Code Info on Sheet CODE 100.

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

Action required: Comment is for informational purposes.

Deb Sees has provided the forms that will be completed and submitted to her attention.

3. 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.

No action taken at this time.

4. 2018 IPC 918.1 General. (as amended by LSCO 7-412)

Section 918.1 is hereby amended to read as follows: Air admittance valve are only allowed when approved by the Administrative Authority. Vent systems utilizing air admittance valves shall comply with this section. Stack-type air admittance valves shall conform to ASSE 1050. Individual- and branch-type air admittance valves shall conform to ASSE 1051.

Action required: In order to utilize air admittance valves you must demonstrate that no other method is viable/practical. In this case IPC 916 Island (loop) fixture venting should work. *This revision has been made to Sheet P200.*

Fire Plan Review

Reviewed By: Jim Eden

Rejected

1. 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- Call (816) 969-1300 to schedule testing.

No action taken at this time.

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.

The requested information will be provided as a deferred submittal.

3. 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

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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).

The tenant space shall be identified on all doors. Verified at inspection. **The requested door address(es) numbers will be provided prior to inspection.**

4. 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- Confirm the panic hardware will remain on the south and west egress doors.
These doors will be provided with panic hardware.

5. 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 shop drawings for review and approval. Confirm the hazard classification is upgraded for the commodity. **The requested information will be provided as a deferred submittal.**

6. 2018 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.

Action required- The existing sprinkler and alarm system shall have a documentation current annual inspection. Verified at inspection. **Acknowledged**

7. 5. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

Exceptions:

1. Means of egress are not prohibited through a kitchen area serving adjoining rooms constituting part of the same dwelling unit or sleeping unit.

2. Means of egress are not prohibited through stockrooms in Group M occupancies where all of the following are met:

2.1. The stock is of the same hazard classification as that found in the main retail area.

2.2. Not more than 50 percent of the exit access is through the stockroom.

2.3. The stockroom is not subject to locking from the egress side.

2.4. There is a demarcated, minimum 44-inch-wide (1118 mm) aisle defined by full- or partial-height fixed walls or

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similar construction that will maintain the required width and lead directly from the retail area to the exit without obstructions.

Action required- Provide a maintain a 44-inch wide demarcated path through the product receiving area.
The requested information is shown on revised Sheet CODE 100.

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