

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

May 10, 2022

COLLINS WEBB ARCHITECTURE LLC
307 SW MARKET ST, Unit B
LEES SUMMIT, MO 64063

Permit No: PRCOM20221592
Project Title: MAIN STREET BUILDING IMPROVEMENTS
Project Address: 230 SW MAIN ST, LEES SUMMIT, MO 64063
Parcel Number: 61340223600000000
Location / Legal: LEES SUMMIT TOWN OF E 59.5' OF W 100' OF LOTS 1 & 2 BLK 6, & TH N 12.5' OF TH W41'
Description: OF LOT 2 BLK 6, ALL LOT3 BLK 6 & S 2 1/2' OF LOT 4
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: NOT APPLICABLE
Description: LANDLORD IMPROVEMENTS FOR FUTURE B AND A2 TENANTS

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.

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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the

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building official.

Action required: Provide verification that existing roof structure will support additional load at new RTUs. (new curbs shown on A101 but not reflected in Structural plans)

2. City of Lee's Summit Code of Ordinances Sec. 8.180. - Architectural characteristics.

G.Trash enclosures. All exterior trash storage containers shall be screened so that they are not visible from off the property.1.Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

Action required: Trash enclosure gates to be constructed of listed materials. (plans unclear as to exact materials of gate and screening)

3. 2018 IMC 602.1 General. Supply, return, exhaust, relief and ventilation air plenums shall be limited to uninhabited crawl spaces, areas above a ceiling or below the floor, attic spaces, mechanical equipment rooms and the framing cavities addressed in Section 602.3. Plenums shall be limited to one fire area. Air systems shall be ducted from the boundary of the fire area served directly to the air-handling equipment. Fuel-fired appliances shall not be installed within a plenum.

Action required: Comment is for informational purposes. Installation of gas fired furnaces above restrooms will restrict future hvac to ducted systems.

4. Coordinate required between Civil and MEP.

Action required: Civil drawings show 2 water services but MEP only shows 1. Coordinate and clarify.

5. 2018 IBC 1008.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles.

2. Corridors.

3. Exit access stairways and ramps.

1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access stairways and ramps.

2. Interior and exterior exit stairways and ramps.

3. Exit passageways.

4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.

5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.

Action required: Provide emergency lighting at exterior side of all exits. (one missing at northeast exit)

Fire Plan Review

Reviewed By: Jim Eden

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.

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.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 shop drawings for review and approval.

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).

3. 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

4. 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.

5. Show the location of the fire protection main and location of the backflow valve and FDC.

6. 2018 IFC 1010.1.2.1 Direction of swing. Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

Action required- Egress doors shall swing outward.

7. Provide a remote emergency light head over the front exit of the first floor north space.

8. Where will the basement access be located and what, if any work will be done there?

Engineering Review

Reviewed By: Gene Williams, P.E.

Approved

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