

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1200

Fax (816) 969-1201

PLAN REVIEW CONDITIONS

June 02, 2011

HOFFMAN CORTES CONTRACTING COMPANY

1600 BALTIMORE, STE 102

KANSAS CITY, MO 64108

Permit No: PRCOM20111941
Project Title: EDWARD JONES BRANCH FACILITY
Project Address: 400 SW LONGVIEW BLVD, Unit:250, LEES SUMMIT, MO 64081
Parcel Number: 62420150100000000
Location: TOWER PARK COMMERCIAL PHASE 2, LOT 3
Type of Work: New Tenant Finish
Occupancy Group: BUSINESS
Description: TENANT FINISH

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.

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review

Reviewed By: Jim Eden

Approved

1. 2006 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).

Action required: Provide a suite number on the door. Verified at inspection.

2. 2006 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.

3. 2006 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.

4. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required: Provide a minimum of one, 2A:10B:C fire extinguisher in the space. Verified at inspection.

Building Plan Review

Reviewed By: Michael Weisenborn

Approved

1. 2006 IMC 403.2 - Outdoor air required. The minimum ventilation of outdoor air shall be determined in accordance with Section 403.3. Exception: Where the registered design professional demonstrates that an engineered ventilation system design will prevent the maximum concentration of contaminants from exceeding the obtainable by the rate of outdoor air ventilation determined in accordance with Section 403.3, the minimum required rate of outdoor air shall be reduced in accordance with such engineered system design.

Action required - Per Table 403.3, the occupant load is calculated at 7 people per 1,000 square feet. This calculates to 129 cfm of outside air. Not the 80 cfm shown on the plans. Set the outside air hood to 129 cfm.

2. 2006 IBC 1008.1.8.1 - Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 shall not require tight grasping, tight pinching or twisting of the wrist to operate.

Action required - To be verified on inspection.

_____ Approved to issue per the listed conditions.

_____ Do not issue per the listed conditions.

_____ Approved to construct foundation only per the listed conditions.

_____ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

Signature of Applicant

Date

Print Applicant Name

CompanyName

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 Codes Administration Department shall not be construed as a structural review of the project.