

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 06, 2011

GENESIS CONSTRUCTION MANAGEMENT INC
6116 N MERSINGTON AVE
GLADSTONE, MO 64119

Permit No: PRCOM20110993
Project Title: LUMBER LIQUIDATORS
Project Address: 300 NE M 291 HWY, LEES SUMMIT, MO 64063
Parcel Number: 61210114700000000
Location: LEE'S SUMMIT RETAIL CENTER, LOT 1 LOT 1
Type of Work: Change of Tenant
Occupancy Group: MERCANTILE
Description: SHOWROOM AND STORAGE FOR FLOORING SALES

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: Brian Austerman

Approved

1. 2006 IFC 1903.7 Access plan.

Where storage pile configurations could change because of changes in product operations and processing, the access plan shall be submitted for approval when required by the fire code official.

Action required: Provide a storage plan for warehouse area. Ie, racks, pallets, piles etc and aisle widths

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2. 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 extinguishers based on IFC 2006 table 906.3(1) 1 unit of A for every 1500 sq/ft. verified at inspection.

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3. 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: All doors leading into the space shall be properly addressed, verified at inspection
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4. 2006 IFC 1011.1 Where required.

Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in a corridor is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Action Required: 2 exits are required based on occupant load, only 1 is shown on plans. Provide a second emergency exit in accordance with IFC table 1016.1
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5. 2006 IFC 504.2 Maintenance of exterior doors and openings.

Exterior doors and their function shall not be eliminated without prior approval. Exterior doors that have been rendered nonfunctional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words THIS DOOR BLOCKED. The sign shall consist of letters having a principal stroke of not less than 0.75 inch (19.1 mm) wide and at least 6 inches (152 mm) high on a contrasting background.

Required fire department access doors shall not be obstructed or eliminated. Exit and exit access doors shall comply with Chapter 10. Access doors for high-piled combustible storage shall comply with Section 2306.6.1.

Action Required: The exterior of door 106b need to be marked as blocked. Verified at inspection

Building Plan Review

Reviewed By: Michael Weisenborn

Approved

_____ 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

Company Name

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.