

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

September 06, 2011

HY-VEE WEITZ CONSTRUCTION
5605 NE 22ND ST
DES MOINES, IA 50313

Permit No: PRCOM20112705
Project Title: HY-VEE GAS #2
Project Address: 1201 SW 3RD ST, LEES SUMMIT, MO 64081
Parcel Number: 62610024000000000
Location: CEDAR CREEK ESTATES LOTS 68-85 & TRACTS A-D TRACT A
Type of Work: New Commercial
Occupancy Group: MERCANTILE
Description: NEW CONVIENCE STORE AND GAS ISLANDS

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

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. For the Health Department inspection contact Chris Saxton with the Jackson County Public Works Department, Environmental Health Division at 816-881-4455. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required - This comment is for information purposes.

3. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required - This comment is for information purposes.

Mike Weisenborn August 29, 2011 - The final development plan has not been approved.

4. The work authorized by this permit shall be constructed to comply with the Security Code provisions. (Chapter 7, Article 14 of the Lees Summit Code of Ordinances)

Action required - Contact the Planning and Development Department at 816-969-1600 for additional information.

Mike Weisenborn August 29, 2011 - We have not yet received an approval of the security review.

5. Plans and specifications for the construction of the fuelling island have not been provided.

Action required - Provide additional information.

Mike Weisenborn August 29, 2011 - this information has not yet been provided.

6. Details and specifications for the installation of the fuel pumps and underground fuel storage tanks and their associated services has not been provided.

Action required - Provide additional information.

Mike Weisenborn August 29, 2011 - this information has not yet been provided.

7. 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 - I am unable to locate the calculations for the outdoor air. Please provide additional information.

Mike Weisenborn August 05, 2011 - The resubmittal letter states that the calculations are attached but I am unable to locate them. Please provide additional information.

Mike Weisenborn August 29, 2011 - this information has not yet been provided.

8. I am unable to locate details for the grease interceptor being installed.

Action required - Provide additional information.

Mike Weisenborn August 29, 2011 - this information has not yet been provided.

Fire Plan Review

Reviewed By: Jim Eden

Rejected

1. 2006 IFC 1008.1.8 Door operations.

Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

ACTION REQUIRED: DOOR 1 SHOWS AS DOUBLE KEYED DEADBOLT (SHEET A1.0) NEEDS TO BE PANIC HARDWARE OR THUMB SYTLE LATCH ON THE EGRESS SIDE. VERIFIED AT INSPECTION

2. 2006 IFC 907.2.12.1 Automatic fire detection.

Smoke detectors shall be provided in accordance with this section. Smoke detectors shall be connected to an automatic fire alarm system. The activation of any detector required by this section shall operate the emergency voice/alarm communication system. Smoke detectors shall be located as follows:

...

2. In the main return air and exhaust air plenum of each air-conditioning system having a capacity greater than 2,000 cubic feet per minute (cfm) (0.94 m³/s). Such detectors shall be located in a serviceable area downstream of the last duct inlet.

2006 IFC 907.12 Duct smoke detectors.

Duct smoke detectors shall be connected to the building's fire alarm control panel when a fire alarm system is provided. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location. Duct smoke detectors shall not be used as a substitute for required open area detection.

Exceptions:

...

2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

ACTION REQUIRED: PROVIDE DUCT DETECTION FOR RTU 1 TO SEND A SUPERVISORY SIGNAL TO A REMOTE AUDIO/LED TEST AND RESET STATION

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: INFORMATION ONLY, VERIFIED AT INSPECTION

4. Fire Department- Underground fuel tank placement and testing shall be witnessed by the Fire Department, and shall conform to chapters 22 and 34 of the IFC 2006 as well as NFPA chapters 30 and 70. Call 969-1300 to schedule inspections.

5. Fire Department- A Hazardous Materials Permit will be required, call (816) 969-1300 to obtain a HMP application from the Fire Department.

Provide specifications on the tanks, pumps and piping.

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.