

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 27, 2011

DAVIDSON DESIGN GROUP
11301 STRANG LINE ROAD
LENEXA, KS 66215

Permit No: PRCOM20115173
Project Title: ENT ASSOCIATES OF GREATER KC
Project Address: 3340 NE RALPH POWELL RD, Unit:B, LEES SUMMIT, MO 64064
Parcel Number: 43840031200000000
Location: CHAPEL RIDGE BUSINESS PARK LOT 4-R---LOT 4-R
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

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. Planning and Development - Ground mounted equipment - Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required - The new condensing unit shall be screened to match existing units. This will be verified on inspection.

2. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required - The general contractor shall complete a license tax application for this project once they have been selected. The license tax for this space was deferred on the shell building to tenant finish. The calculated license tax for this space shall be paid either at the time of permit issuance or prior to receiving any type of occupancy on this space.

3. 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 - The names of the general contractor as well as the mechanical, electrical and plumbing sub-contractors shall be provided. These contractors shall have a valid City of Lee's Summit business license prior to permit approval.

Fire Plan Review

Reviewed By: Jim Eden

Approved

1. 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 sprinkler system alteration.

2. 2006 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.

Action required: Provide shop drawings and specifications for the equipment installed on to the existing system. It is assumed that the FAP is existing.

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.

Action required: The alarm system will be tested at inspection. The inspection shall be scheduled prior to regular business hours of the neighboring tenant s

4. 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: The suite letter shall be [posted on the door. Verified at inspection.

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.