

# 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

October 06, 2011

SOUP DESIGN

6300 BROOKSIDE PLAZA, STE 511 I

KANSAS CITY, MO 64113

Permit No: PRCOM20115441  
Project Title: SUMMIT FAIR  
Project Address: 910 NW BLUE PKWY, LEES SUMMIT, MO 64086  
Parcel Number: 51700033300000000  
Location: SUMMIT FAIR LOTS 22A & 24A---LOT 22A  
Type of Work: Alter Commercial  
Occupancy Group: UNCLASSIFIED  
Description: WHITE BOX 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. The bottom chord braces at the rtu(s) shall be welded once the units have been installed. This will need to be verified by the city inspection staff.

Action required - This comment is for information purposes.

2. The suite/unit letter for this space has not been provided.

Action required - Provide additional information.

3. 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. Expert from Sec. 7-130, Lees Summit Code of Ordinances.

Action required - Provide the names of the m/e/p subcontractors.

4. 2006 IBC 1109.5.1 - Minimum number. No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons.

Action required - If a drinking fountain is being installed, this requirement has to be met. Make needed corrections.

5. Tenant finish plans shall be submitted to the Codes Administration Department prior to any interior alteration or improvements. Separate permits shall be obtained prior to performing any work which requires permits.

Action required - This comment is for information purposes.

**Fire Plan Review**

**Reviewed By: Brian Austerman**

**Approved**

1. 2006 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

**PROVIDE A MINIMUM OF TWO 2A10B:C EXTINGUISHERS**

2. 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).

**PROVIDE ADDRESSING ON ALL DOORS INTO THE SOACE INCLUDING SUITE NUMBERS**

3. 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.

**PROVIDE CONSTRUCTION DOCUMENTS FOR ANY FIRE SPRINKLER MODIFICATIONS**

4. 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.

**PROVIDE CONSTRUCTION DOCUMENTS FOR ANY FIRE ALARM SYSTEM MODIFICATIONS**

5. 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.

**PROVIDE DUCT SMOKE DETECTION ON UNITS 2000 CFM OR GREATER THAT SHUT DOWN THE SYSTEM UPON ACTIVATION AND TRANSMIT A SUPERVISORY SIGNAL TO THE ALARM PANEL**

6. 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.

**MARKED EXITS SHALL NOT HAVE KEYED DEADBOLTS ON THE INTERIOR, PANIC HARDWARE OR 1/4 TURN THUMB LATCH SHALL ONLY BE ALLOWED**

***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.*