

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 19, 2011

SOUP DESIGN

6300 BROOKSIDE PLAZA, STE 511 I

KANSAS CITY, MO 64113

Permit No: PRCOM20115575
Project Title: TIP TOP TUX
Project Address: 880 NW BLUE PKWY, LEES SUMMIT, MO 64086
Parcel Number: 51700033300000000
Location: SUMMIT FAIR LOTS 22A & 24A---LOT 22A
Type of Work: New Tenant Finish
Occupancy Group:
Description: TENANT FINISH FOR TUX RENTAL

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 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 plans for any sprinkler system modifications

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.

Provide drawings for any alarm system modifications

3. 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.

Panic hardware or 1/4 thumb latch only shall be used on exit doors. Double keyed deadbolts are not allowed. For information only.

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).

Provide addressing on all doors leading into the space

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. Provide accessible fitting room per 2006 IBC 1109.12.1 and 2003 ICC/ANSI A117.1

Action Required - make needed corrections.

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.

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 list of sub-contractors
Permit may not be issued prior to listing of subs.

4. 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 - provide name of general contractor. Permit may not be issued prior to listing general contractor.

5. ICC/ANSI A117.1 2003 602.4 - Spout outlet height. Spout outlets of wheelchair accessible drinking fountains shall be 36 inches maximum above the floor. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the floor.

Action required - provide information as to how specified unit satisfies both requirements.

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.