

# 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 28, 2012

A L HUBER INC  
10770 EL MONTE  
OVERLAND PARK, KS 66211

Permit No: PRCOM20121767  
Project Title: REECE & NICHOLS OFFICE BUILDING  
Project Address: 5000 NE LAKEWOOD WAY, LEES SUMMIT, MO 64064  
Parcel Number: 64307  
Location:  
Type of Work: NEW COMMERCIAL  
Occupancy Group: BUSINESS  
Description: NEW BUILDING -- 9,040 SQUARE FEET FINISHED FOR REECE & NICHOLS, 1,985  
SQUARE FEET UNFINISHED FOR FUTURE TENANT SPACE

***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**

**Approved**

3. 2006 IBC 1704.1.2 - Report Requirement. Special inspectors shall keep records of inspections. The special inspector shall furnish inspection reports to the building official, and to the registered design professional in responsible charge. Reports shall indicate that work inspected was done in conformance to approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the building official and to the registered design professional in responsible charge prior to the completion of that phase of the work. A final report documenting required special inspections and correction of any discrepancies noted in the inspections shall be submitted at a point in time agreed upon by the permit applicant and the building official prior to the start of work.

Action required - This comment is for information purposes.

7. 2006 IBC 1008.1.8.1 - Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 shall not require tight grasping, tight pinching or twisting of the wrist to operate.

Action required - This will be verified on inspection.

8. Copies of the engineered truss package were not provided at the time of permit application.

Action required - Provide two (2) copies of the engineered roof truss package when it is available. The package shall be signed and sealed by an engineer licensed in the State of Missouri.

11. The addresses currently assigned for this project are as follows.

5000 NE Lakewood Way - Reese & Nichols - 400 amp panel  
5000 A NE Lakewood Way - 100 amp house panel  
5008 NE Lakewood Way - Future tenant space - 200 amp panel  
5012 NE Lakewood Way - Future tenant space - 200 amp panel

Action required - This comment is for information purposes.

12. Per the development agreement for this property, The Developer may not receive a certificate of occupancy for any structures in the Development until a certificate of substantial completion has been given for the Improvements.

Action required - This comment is for information purposes.

### **Fire Plan Review**

**Reviewed By: Brian Austerman**

**Approved with Conditions**

1. 907.2 Where required—new buildings and structures.

An approved manual, automatic or manual and automatic fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.10, unless other requirements are provided by another section of this code. Where automatic sprinkler protection installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required.

The automatic fire detectors shall be smoke detectors. Where ambient conditions prohibit installation of automatic smoke detection, other automatic fire detection shall be allowed.

Action Required: A monitored fire alarm is required for this building installed in accordance with NFPA 72

Addressed in resub 8/27

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 plans for approval for the alarm system, this can be a deferred submittal

Addressed in resub 8/27

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.

Action Required: Provide plans for the sprinkler system, this can be a deferred submittal

Addressed in resub 8/27

5. 2006 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

Action Required: An application for the knox box can be obtained through the LSFD, call 816-969-1300 for information

Acknowledged 8/27

6. 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.

Action Required: For units 2,000 CFM or greater duct detection is required, activation of which shall shut down the unit and send a supervisory signal to the panel

Addressed in resub 8/27

7. 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 a minimum size of 2A10B:C extinguishers

Acknowledged 8/27

- \_\_\_\_\_ 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.***