

# 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

April 10, 2013

TITAN BUILT LLC  
11865 S CONLEY  
OLATHE, KS 66061

Permit No: PRCOM20130305  
Project Title: LEE'S SUMMIT POLICE DEPARTMENT HEADQUARTERS  
Project Address: 10 NE TUDOR RD, LEES SUMMIT, MO 64086  
Parcel Number: 52900043700000000  
Location: NEW LEES SUMMIT POLICE & COURT FACILITY LOT 1A  
Type of Work: ADDITION COMMERCIAL  
Occupancy Group: MIXED OCCUPANCY  
Description: POLICE DEPARTMENT ADDITION AND RENOVATION - OCCUPANCY TYPES ARE  
A-2, I-3 AND S-2

***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

**Licensed Contractors**

**Reviewed By: Michael Weisenborn**

**Approved**

**Building Plan Review**

**Reviewed By: Michael Weisenborn**

**Approved with Conditions**

1. 2006 IBC 1704.1.1 - Statement of special inspections. The permit applicant shall submit a statement of special inspections prepared by the registered design professional in responsible charge in accordance with 106.1 as a condition for permit issuance. This statement shall be in accordance with Section 1705. Exceptions: 1. A statement of special inspections is not required for structures designed and constructed in accordance with the conventional construction provisions of Section 2308. 2. The statement of special inspections is permitted to be prepared by a qualified person approved by the building official for construction not designed by a registered design professional.

Action required - Provide a statement of special inspections from the company contracted to perform the work.

2. 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.

5. 2006 IBC 1004.3 - Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Action required - The occupant load shall be posted in the classrooms. The occupant load of classroom A and B as well as the occupant load when the divider is open shall be posted. This will be verified on inspection.

13. 2006 IBC 3002.3 - Emergency signs. An approved pictorial sign of a standardized design shall be posted adjacent to each elevator call station on all floors instructing occupants to use the exit stairways, and not to use the elevator in case of fire. The sign shall read: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS. The emergency sign shall not be required for elevators that are part of an accessible means of egress complying with Section 1007.4.

Action required - This will be verified on inspection.

14. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required - This comment is for information purposes.

#### **Fire Plan Review**

**Reviewed By: Brian Austerman**

**Approved with Conditions**

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 approval for the sprinkler system

Acknowledged 4/4/13

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 alarm plans for approval

Acknowledged 4/4/13

3. 1411.2 Maintenance.

Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.

Exception: Approved temporary means of egress systems and facilities.

Exiting shall be maintained during construction

Acknowledged 4/4/13

4. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide a 2A10B:C Extinguisher in the sally port, verified at inspection

Added 4/4/13

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.

Provide a knox box system on the gates for Fire Department access. Call 969-1300 for a knox box application

Acknowledged 4/4/13

6. 3304.3.1 High explosives.

Explosive materials classified as Division 1.1 or 1.2 or formerly classified as Class A by the U.S. Department of Transportation shall be stored in Type 1, 2 or 3 magazines.

Exceptions:

1. Black powder shall be stored in a Type 1, 2, 3 or 4 magazine.
2. Cap-sensitive explosive material that is demonstrated not to be bullet sensitive, shall be stored in a Type 1, 2, 3, 4 or 5 magazine.

Will coordinate with LSPD, 4/4/13

7. 3304.3 Magazines.

The storage of explosives and explosive materials in magazines shall comply with Table 3304.3.

Action Required: Storage of explosives shall comply with chapter 33 of the international fire code 2006 ed. For information only

Will coordinate with LSPD 4/4/13

8. Provide card access in the knox box for fire department access use in non-detention areas.

Acknowledged 4/4/13

9. Access controlled doors shall comply with NFPA 101 chapter 22, 2002 ed.

22.2.11.9- All remote-control release-operated doors shall be provided with a redundant means of operation as follows:

- (1) Power-operated sliding doors or power operated locks shall be constructed so that, in the event of power failure, a manual mechanical means to release and open the doors is provided at each door, and either emergency power arranged in accordance with 7.9.2.3 is provided for the power operation or a remote-control manual mechanical release is provided.
- (2) Mechanically operated sliding doors or mechanically operated locks shall be provided with a manual mechanical means at each door to release and open the door

For information only

Addressed in resub 4/4/13

- \_\_\_\_\_ 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

\_\_\_\_\_  
CompanyName

***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.***