



**LEE'S SUMMIT**  
MISSOURI



---

**FIRE DEPARTMENT**

**PLAN REVIEW CONDITIONS**

December 03, 2013

MILLER STAUCH CONSTRUCTION  
32 N 6TH ST  
KANSAS CITY, KS 66101

Permit No: PRCOM20132419  
Project Title: LEES SUMMIT VOLKSWAGEN  
Project Address: 2225 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064  
Parcel Number: 52500010300000000  
Location: SILVERTHORN INDUSTRIES 1ST PLAT LOT 1  
Type of Work: ADDITION COMMERCIAL  
Occupancy Group: BUSINESS  
Description: ADDITION TO AN EXISTING BUILDING FOR NEW CAR DEALERSHIP. EXISTING BUILDING WAS SPORTSMANS OUTFITTERS

***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. 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. This is required for permit approval.

Mike Weisenborn 11/27/2013 11:21 AM - I am needing a letter from the company hired to perform the special inspection. Most have a standard document they use that will indicate which inspections they have been hired to perform.

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.

3. An engineered design package has not been provided for the retaining walls.

Action required - Provide two copies of the retaining wall design package. The design package shall be signed and sealed by an engineer licensed in the State of Missouri. This information is not required for permit approval or issuance but shall be provided prior to wall construction.

#### **Fire Plan Review**

**Reviewed By: Brian Austerman**

**Approved with Conditions**

1. 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.

506.1.1 Locks.

An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Contact the lee's Summit Fire Department at (816)969-1300 to obtain a knox box application for the building. If there is a security gate at the entrance a knox padlock will also be required.

2. Provide detail on waste oil storage and containment

Information received 12/3/13

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 sprinkler plans for approval

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 alarm plans for approval

5. 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.

Call (816) 969-1300 to schedule hydrostatic, flow and alarm testing prior to the final

6. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Minimum size is 2A10B:C

Shown on plans 12/3/13

7. 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

Applies to units over 2,000 cfm. Activation of a duct detector shall initiate a supervisory signal at the panel and shut down the unit. Verified at alarm testing

Acknowledged 12/3/13

***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.***