

PLAN REVIEW CONDITIONS

January 13, 2014

DAVIDSON DESIGN GROUP
11301 STRANG LINE RD
LENEXA, KS 66215

Permit No: PRCOM20132731
Project Title: LBP V
Project Address: 2900 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
Parcel Number: 52200012700000000
Location: LAKEWOOD BUSINESS CENTER ON I-470 - PLAT P---LOT 23
Type of Work: NEW SHELL BUILDING
Occupancy Group: UNCLASSIFIED
Description: NEW SHELL BUILDING INTENDED FOR OFFICE/WAREHOUSE USE

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

Pending

1. 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 licensed mechanical, electrical and plumbing sub contractors. This information is required for permit approval.

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.

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.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

1. Reviewed as a shell, provide interior details for interior finish

2. 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

3. 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

4. Keyed locks are not allowed on marked exits, panic hardware or thumb latch only. For information only

5. 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.

Shall apply to units over 2,000 cfm

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

Provide 2A10B:C extinguishers, 1 for every 3,000 sq/ft or every 75' travel distance

The review conducted by the City of Lee's Summit Codes Administration Department shall not be construed as a structural review of the project.