

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

August 25, 2015

DAVIDSON ARCHITECTURE & ENGINEERING
4301 INDIAN CREEK PKWY
OVERLAND PARK, KS 66207

Permit No: PRCOM20151744
Project Title: I-470 BUSINESS AND TECHNOLOGY CENTER
Project Address: 2640 NE MCBAINE DR, LEES SUMMIT, MO 64064
Parcel Number: 52240070200000000
Location: I-470 BUSINESS & TECHNOLOGY CENTER---LOT 11
Type of Work: NEW SHELL BUILDING
Occupancy Group: MIXED OCCUPANCY
Description: NEW SHELL BUILDING

Revisions Required

One or more departments have not approved the permit and 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 address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.

Planning and Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required: Comment is for informational purposes.

4. 2012 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

8/21/15 - acknowledged - pending

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1.

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2. 2012 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 shop drawings for the alarm system. Acknowledged in letter from Davidson A&E.

3. 2012 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. Knox box to be mounted approximately 6' off finish grade above the FDC. To obtain an application for a knox box call 816-969-1300. Acknowledged in letter from Davidson A&E

4. 2012 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 shop drawings for the fire suppression sprinkler system. Acknowledged in letter from Davidson A&E

5. 2012 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel. Mounted on a wall within a 75 foot travel distance. One for every 6000 sq feet. Corrected on resub drawings.

6. Plans to include a door schedule.
Addressed in letter from Davidson A&E

7. Plans to include a site plan

8. Review is for a shell building, modification to building may be required according to use of building. Submitt tenant finish plans as applicable

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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. Excerpt from Sec. 7-130, Lees Summit Code of Ordinances.

Action required: MEP subcontractors are required to be listed on permit. Provide company name of licensed Plumbing Contractor. Arrow Plumbing is not currently licensed to work in Lee's Summit.

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