

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

September 18, 2015

WARD DEVELOPMENT & INVESTMENT CO  
1101 C NW PAMELA BLVDE  
GRAIN VALLEY, MO 64029

Permit No: PRCOM20151744  
Project Title: I-470 BUSINESS AND TECHNOLOGY CENTER  
Project Address: 2640 NE MCBAIN 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

***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: Joe Frogge**

**Approved with Conditions**

3. 2012 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. (see code section for specific construction requirements)

Action required: Provide permanent means of access for roof mounted equipment. (This may be deferred to tenant finish projects)

8/21/15 - deferred to tenant finish

5. Note: this review is for a shell structure only. Additional plan reviews required for all future tenant finishes.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

- 1.
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**

**Approved**

- 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.***