

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

August 30, 2016

WARD DEVELOPMENT & INVESTMENT CO
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029

Permit No: PRCOM20160836
Project Title: TWIN LAKES INSURANCE
Project Address: 2641 NE MCBAIN DR, LEES SUMMIT, MO 64064
Parcel Number: 52240020500000000
Location: I-470 BUSINESS & TECHNOLOGY CENTER---LOT 8
Type of Work: NEW COMMERCIAL
Occupancy Group: BUSINESS
Description: NEW OFFICE BUILDING
FOUNDATION PERMIT - PRCOM20161018

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

1. Copies of the engineered roof truss package were not provided at the time of permit application.

Action required: Provide truss package or request deferral.

5/4/16 - deferred

2. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.

12. Unified Development Ordinance Article 7, Section 7.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section.

5/11/16 - deferred. building owner is investigating alternate equipment

8/30/16 - to be field verified

15. 2011 NEC 410.116 Clearance and Installation.

(A) Clearance.

(1) Non-Type IC. A recessed luminaries that is not identified for contact with insulation shall have all recessed parts spaced not less than ½" from combustible materials. The points of support and the trim finishing off the openings in the ceiling, wall, or other finished surface shall be permitted to be in contact with combustible materials.

(2) Type IC. A recessed luminaries that is identified for contact with insulation, Type IC, shall be permitted to be in contact with combustible materials at recessed parts, points of support, and portions passing through or finishing off the opening in the building structure.

Action required: Specify recessed light fixtures as Type IC or provide details as to how to protect from insulation and other combustibles.

5/4/16 - per letter from architect, the ceiling contractor must construct boxes to protect the fixtures. field verify

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. NO KEYED CYLINDER LOCKS ON THE EGRESS SIDE OF A MARKED EXIT

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. HAVE THE CHOSEN CONTRATOR PROIVDE SHOP DRAWINGS OF THE FIRE ALARM SYSTEM TO BE INSTALLED.

3. 2012 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

POST THE NUMERIC ADDRESS OF 2641 ON THE BUILDING READABLE FROM THE ROADWAY

4. 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.

A KNOX BOX CAN BE OBTAINED ON LINE AT knoxbox.com OR CONTACT THE FIRE DEPARTMENT AT 816-969-1300

5. 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.

HAVE THE CHOSEN CONTRACTOR PROVIDE SHOP DRAWINGS FOR THE FIRE SPRINKLER SYSTEM TO BE INSTALLED.

6. 2012 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.

FIELD AND ACCEPTANCE TESTING WILL BE REQUIRED FOR THE FIRE SPRINKLER AND FIRE ALARM SYSTEMS. ALL TESTING SHOULD BE CONCLUDED PRIOR TO THE FINAL OCCUPANCY INSPECTION. TO SCHEDULE A TEST CONTACT THE FIRE DEPARTMENT AT 816-969-1300

