

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

August 30, 2016

FOGEL-ANDERSON CONSTRUCTION CO
1212 E 8TH ST
KANSAS CITY, MO 64106

Permit No: PRCOM20161058
Project Title: WATER UTILITIES FACILITY (HAMBLEN RD)
Project Address: 1200 SE HAMBLER RD, LEES SUMMIT, MO 64081
Parcel Number: 61500041001000000
Location: SEC-08 TWP-47 RNG-31---TH PT SE 1/4 DAF: BEG AT A PT ON E LI W 1/2 SE 1/4 SD PT 297.37' N
OF SW COR SD E LI W 1/2 SE 1/4 TH N 87 DEG 46 MIN 46 SEC W 708.63' TH N 01 DEG 40 MIN
19 SEC E 97.25' TH N 88 DEG 23 MIN 55 SEC W 140.23' TH N 02 DEG 18 MIN 11 SEC E 451.32'
TH S 88 DEG 06 MIN 18 SEC E 850.01' TO PT ON SD E LI W 1/2 SE 1/4 TH S ALG SD E LI 551.88'
TO POB (EX PT IN RD)
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: NEW WATER UTILITIES FACILITY

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

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

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 SELECTED CONTRACTOR PROVIDE SHOP DRAWINGS OF THE FIRE ALARM SYSTEM TO BE INSTALLED.

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.

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

KNOX BOX TO MOUNTED ON EXTERIOR WALL ABOVE THE FIRE DEPARTMENT CONNECTION WITH THE TOP OF THE KNOX BOX APPROX 6" OFF GROUND.

4. 2012 IFC 506.1.1-Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

SUGGEST A KNOX KEY SWITCH FOR ANY GATES THAT MAY REQUIRED ACCESS BY THE FIRE DEPARTMENT. A KEY SWITCHCH CAN BE OBTAIN ONLINE AT knoxbox.com OR CONTACT THE FIRE DEPARTMENT AT 816-969-1300.

6. 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 SELECTED CONTRACTOR PROVIDE SHOP DRAWINGS FOR THE FIRE SPRINKLER SYSTEM TO BE INSTALLED.

7. 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 TESTING AND ACCEPTANCE TESTS WILL BE REQUIRED PRIOR TO THE FINAL OCCUPANCY INSPECTION. TO SCHEDULE A TEST CONTACT THE FIRE DEPARTMENT AT 816-969-1300

10. PROVIDE SPECS AND INFORMATION ABOUT THE GENERATOR, FUEL TYPE MAY REQUIRED NFPA 704 PLACARDS. NATURAL GAS POWERED WILL NOT REQUIRE PLACARDING.

13. LOCKS & HARDWARE: NO INFORMATION WAS GIVEN ABOUT LOCKS AND OR DOOR HARWARE TO BE USED. ANY LOCKS SHALL FALL UNDER THE FOLLOWING 2012IFC CONDITIONS.
NO KEYED LOCKS ON THE EGRESS SIDE OF ANY MARKED EXIT.
[B] 1008.1 Doors.Means of egress doors shall meet the requirements of this section. Doors serving a means of egress system shall meet the requirements of this section and Section 1020.2. Doors provided for egress purposes in numbers greater than required by this code shall meet the requirements of this section.

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.