

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

May 16, 2017

CAPITAL CONSTRUCTION SERVICES LLC
2642 NE HAGAN RD
LEES SUMMIT, MO 64064

Permit No: PRCOM20170788
Project Title: LBP V-A
Project Address: 2900 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
Parcel Number: 52200013700000000
Location: LAKEWOOD BUSINESS CENTER ON I 470, LOTS 23A & 23B---23A
Type of Work: NEW SHELL BUILDING
Occupancy Group: NOT APPLICABLE
Description: NEW SHELL BUILDING FOR FUTURE WAREHOUSE

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. 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.
4/10/17 - acknowledged

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.

ACTION REQUIRED:

Have the fire alarm system contractor provide engineered 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).

ACTION REQUIRED:

Post the numeric and or the alphabetic suite designations on the Building and on the exterior of each door leading into each suite. the address shall be of a contrasting color to the background where posted. Building address shall be readable from the roadway. (verified at inspection)

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.

ACTION REQUIRED:

A knox box can be obtained online at knoxbox.com

The knox box shall be mounted on the exterior of the building above the fire department connection approximately 5-6 feet above finish grade. (verified at inspection)

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.

ACTION REQUIRED:

Have the fire sprinkler system contractor provide engineered shop drawings of the fire sprinkler system to be installed. (information purposes)

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.

ACTION REQUIRED:

Field tests and acceptance testing of the fire alarm and fire sprinkler systems will be required prior to the final occupancy inspection. To schedule a test contact the fire department at 816-969-1300.

7. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

ACTION REQUIRED:

Provide and mount fire extinguishers according to plan sheet A2.1. The minimum size of the fire extinguishers shall be 2A-10BC (5 pound) (verified at inspection)

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.