

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

June 27, 2017

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

Permit No: PRCOM20171522
Project Title: FCI FEDERAL
Project Address: 2640 NE MCBAIN DR, LEES SUMMIT, MO 64064
Parcel Number: 52240070300000000
Location: I-470 BUSINESS AND TECHNOLOGY CENTER LOT 12A
Type of Work: NEW TENANT FINISH
Occupancy Group:
Description: TENANT FINISH FOR DOCUMENT STORAGE 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

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. 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:(information purposes)

Have the fire alarm system contractor provide shop drawings of the fire alarm system modifications to be done

2. 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:(verified at inspection)

Addressing shall be readable from the roadway

3. 2006 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.

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.

ACTION REQUIRED:(information purposes)

Have the fire sprinkler system contractor provide shop drawings of the fire sprinkler system modifications

3206.1 General.

Fire protection and life safety features for high-piled storage areas shall be in accordance with Sections 3206.2 through 3206.10.

3206.7 Smoke and heat removal.

Where smoke and heat removal are required by Table 3206.2, smoke and heat vents shall be provided in accordance with Section 910. Where draft curtains are required by Table 3206.2, they shall be provided in accordance with Section 910.3.5. or installation of a ESFR suppression system see chart 3206.2 sud-note j

Stand pipe system

3206.8 Fire department hose connections.

Where exit passageways are required by the International Building Code for egress, a Class I standpipe system shall be provided in accordance with Section 905.

ACTION REQUIRED:

the existing standpipe connections will have to be relocated to the two west side man doors.

5. 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:(information purposes)

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

6. 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:(verified at inspection)

Provide one 2A-10BC fire extinguisher for every 3,000 sq ft of useable space. Mounted to where there is a maximum travel distance of 75 feet to a fire extinguisher.

8. Duct detection for AHU

ACTION REQUIRED: Duct detection required for all AHU supplying more than 2,000 cfm

907.3.1 Duct smoke detectors.

Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

Exceptions:

1. The supervisory signal at a constantly attended location is not required where duct smoke detectors activate the building's alarm notification appliances.

2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

9. Fire Protection

ACTION REQUIRED: (information purposes)

3208.5.1 Fire protection.

Buildings with extra-high-rack combustible storage shall be protected with a specially engineered automatic sprinkler system. Extra-high-rack combustible storage shall be provided with additional special fire protection, such as separation from other buildings and additional built-in fire protection features and fire department access, when required by the fire code official.

10. Flue spaces:

ACTION REQUIRED: (information purposes)

3208.3 Flue spaces.

Flue spaces shall be provided in accordance with Table 3208.3. Required flue spaces shall be maintained.

3208.3.1 Flue space protection.

Where required by the fire code official, flue spaces required by Table 3208.3, in single-, double- or multiple-row rack storage installations shall be equipped with approved devices to protect the required flue spaces. Such devices shall not be removed or modified.

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

1. The shell permit for this project is still underway.

Action required: No type of occupancy to be granted until shell permit has been closed.

6/16/17 - acknowledged in letter.

3. Unified Development Ordinance Article 7, Section 7.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section. (not all parapets appear to be tall enough to accomplish complete 4 side screening)

6/16/17 - Provide design for approval.

6/22/17 - Provide connection details (we are in a 115mph zone)

6/27/17 - unit mounted screens have been proposed. **To be field verified at final 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.