



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

December 19, 2017

CRAIG LUEBBERT - CL ARCHITECTURE
396 SW WINTERGARDEN
LEES SUMMIT, MO 64081

Permit No: PRCOM20173864
Project Title: TPC INTERIORS
Project Address: 1510 SE KINGSPPOINT DR, LEES SUMMIT, MO 64081
Parcel Number: 61720125100000000
Location: NEWBERRY LANDINGS FIRST PLAT---LOT 298
Type of Work: NEW SHELL BUILDING
Occupancy Group:
Description: SHELL BUILDING FOR FUTURE OFFICE/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.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

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)

Address shall be readable from the roadway (Kingpoint Dr)

5. 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. mount the extinguishers so there is a maximum travel distance of 75' to an extinguisher

7. Access doors

ACTION REQUIRED:Additional door required on the west side of the building

3206.6.1 Access doors.

Where building access is required by Table 3206.2, fire department access doors shall be provided in accordance with this section. Access doors shall be accessible without the use of a ladder.

3206.6.1.1 Number of doors required.

A minimum of one access door shall be provided in each 100 lineal feet (30 480 mm), or fraction thereof, of the exterior walls that face required fire apparatus access roads. The required access doors shall be distributed such that the lineal distance between adjacent access doors does not exceed 100 feet (30 480 mm).

3206.6.1.2 Door size and type.

Access doors shall not be less than 3 feet (914 mm) in width and 6 feet 8 inches (2032 mm) in height. Roll-up doors shall not be used unless approved.

3206.6.1.3 Locking devices.

Only approved locking devices shall be used.

8. Door operations

ACTION REQUIRED: No keyed locks on the egress side of an exit.

[B] 1008.1.9 Door operations.

Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

[B] 1008.1.9.1 Hardware.

Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate.

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

1. 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.

12/15/17 - acknowledged in letter

2. 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.

12/15/17 - acknowledged in letter

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 Development Services Department shall not be construed as a structural review of the project.