

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

December 22, 2017

ED MOORE CONSTRUCTION COMPANY, INC.
413 EAST MAIN ST
GARDNER, KS 66030

Permit No: PRCOM20173222
Project Title: COLEMAN EQUIPMENT
Project Address: 4101 NE LAKEWOOD WAY, LEES SUMMIT, MO 64064
Parcel Number: 43540012101300000
Location: SEC-08 TWP-48 RNG-31---PT NE 1/4 SE 1/4 DAF: BEG SE COR LOT 5 LAKEWOOD BUSINESS PARK LOTS 1-8 TH S 02 DEG 32 MIN 02 SEC W ALG E LI SEC-08 385.90' TO TRU POB TH N 88 DEG 07 MIN 12 SEC W 646.73' TH S 02 DEG 32 MIN 02 SEC W 302.32' TO PT ON N LI LAKEWOOD WAY TH ALG CURV LF 206' MOL TH S 88 DEG 07 MIN 12 SEC E 439' MOL TH N 21 DEG 03 MIN 43 SEC E 61' MOL TH ALG E LI SD SEC-08 327' MOL TO TRU POB
Type of Work: NEW COMMERCIAL
Occupancy Group: MERCANTILE
Description: NEW BUILDING FOR SALES OF TRACTOR & EQUIPMENT PARTS INCLUDING MAINTENANCE BAYS AND VEHICLE WASH

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

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

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.

10/19/17 - acknowledged in letter - to be field verified

8. Copies of the engineered building package were not provided at the time of permit application.

Action required: Provide engineered building package or request deferral.

10/19/17 - to be deferred per request

10. 2012 IPC 305.4 Freezing. Water, soil, and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 6" below the frost line (42" below grade) and not less than 12 inches below grade.

Action required: Specify method for protecting pipes from freezing in water entry/fire riser room.
10/19/17 - Clarified in letter that piping will be insulated. Heat is recommended.

Licensed Contractors

Reviewed By: Joe Frogge

Approved

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. 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)

The numeric address shall be readable from the addressed roadway (Lakewood Way)

2. 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:(verified at inspection)

Knox box can be obtained on line at knoxbox.com. The knox box shall be mounted on a exterior wall by the Fire Department Connection approx 5'-6' off finish grade.

ACCESS GATES:

Front access gates will require either a knox padlock if gates are chained and locked, a knox key switch if electronic controlled or a knox box to store a access card or access code.

D103.5 Fire apparatus access road gates.

Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

3. 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 for approval of the fire sprinkler system to be installed.

4. 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 tests and acceptance testing will be required prior to the final occupancy inspection. contact the fire department to schedule tests. (816)969-1300.

6. 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 for approval of the fire alarm system to be installed.

7. Door operations

ACTION REQUIRED:(verified at inspection)

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.

8. Fire hydrant clearance

ACTION REQUIRED: (verified at inspection)

Security fencing shall be installed to have proper clearance for the operation of fire hydrants.

507.5.5 Clear space around hydrants.

A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or 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 Development Services Department shall not be construed as a structural review of the project.