



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

January 11, 2018

NOLTE & ASSOCIATES
9400 REEDS RD
OVERLAND PARK, KS 66207

Permit No: PRCOM20173849
Project Title: TAILOR MADE LANDING
Project Address: 1610 SE HAMBLER RD, LEES SUMMIT, MO 64081
Parcel Number: 61800016400000000
Location: WILLIAMS CROSSING LOT 2
Type of Work: NEW COMMERCIAL
Occupancy Group: MIXED OCCUPANCY
Description: CONVERT BARN TO OFFICE/WAREHOUSE AND ADDITIONAL FUTURE TENANT SPACE
FOUNDATION PERMIT - PRCOM20180059

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

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 for approval of the fire alarm system to be installed.

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 (Hamblin Rd)

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.

ACTION REQUIRED:(ONE knox required) information purposes)

Only (ONE) knox box is needed instead of three as stated in the resubmittal. Knox box shall be mounted above the FDC approx. 5'-6' off finish grade. This is to gain access to the fire sprinkler system.
knox box can be obtain online at knoxbox.com

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 contractor provideshop drawings for the fire sprinkler system to be installed.

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 tests and acceptance testing will be required for the fire alarm and sprinkler systems prior to the final occupancy onspction. Contact the fire department to shedule testing. 816-969-1300.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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.
12/22/17 - 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.
12/22/17 - acknowledged in letter

4. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Update code analysis to reflect correct maximum square footage which is 17,500.
12/22/17 - Clarify - letter provided states IIB construction while code analysis shows VB. Update maximum s.f. numbers accordingly.
1/10/17 - square footage numbers are still incorrect

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.