

**CITY OF LEE'S SUMMIT**  
DEVELOPMENT SERVICES DEPARTMENT  
220 SE Green Street Lee's Summit, MO 64063  
(816) 969-1200 Fax (816) 969-1201

**PLAN REVIEW CONDITIONS**

May 08, 2018

KLOVER ARCHITECTS  
10955 LOWELL AVE, SUITE 700  
OVERLAND PARK, KS 66210

Permit No: PRCOM20180993  
Project Title: FASCINATION NORTH  
Project Address: 3304 SW FASCINATION DR, LEES SUMMIT, MO 640813308 SW FASCINATION DR, LEES SUMMIT, MO 640813300 SW FASCINATION DR, LEES SUMMIT, MO 64081  
Parcel Number: 62420989700000000  
Location: NEW LONGVIEW COMMERCIAL DISTRICT 2ND PLAT LOT 44 & TRS A & B----LOT 44  
Type of Work: NEW SHELL BUILDING  
Occupancy Group: UNCLASSIFIED  
Description: NEW SHELL BUILDING FOR MERCANTILE AND POSSIBLE RESTAURANT

***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 to the fire department 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)

All suite addresses shall be readable from the roadway.

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:(verified at inspection)

Knox Box can be obtained on line at [knoxbox.com](http://knoxbox.com)

ACTION REQUIRED:(verified at inspection)

The knox box shall be mounted above the FDC approximately 5'-6' off of finish grade.

4. 2012IFC 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 to the fire department for approval of 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)

The fire sprinkler and fire alarm systems will require field and acceptance testing prior to the final occupancy inspection. contact the fire department to schedule testing. (816)969-1300.

6. HVAC/AHU's

ACTION REQUIRED:

Plans did not indicate HVAC/AHU installation or specs.

Provide information as to when and who will be installing the AHU's for the building.

#### **Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

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.

5/4/18 - acknowledged

2. This structure has been assigned one address. Additional addresses will be needed to accommodate future tenants.

Action required: Provide guidance as to how building is proposed to be used in the future in order for us to assign the appropriate addresses. Is it your intention to have separate suites on north and south?

3. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide truss package or request deferral to construction.

5/4/18 - deferred per request

\_\_\_\_\_ 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.***